

**REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, July 20, 2020**

A regular meeting of the Town of Tusten Planning Board was held on July 20, 2020 avia zoom with the following members present:

**PRESENT: Ed Jackson, Chairman**

**ABSENT:**

Ken Baim

Joe Curreri

Sean Harrington

Barry Becker

John Kaufman

Mary Bermudez

Kathleen Hankins

**OTHERS PRESENT:** Approximately 7 members of the general public along with Crystal Weston Town Clerk, Jim Crowley Code Enforcement Officer

The regular meeting was opened at 7:30 PM following the Pledge of Allegiance.

**ACCEPT MINUTES**

Resolution #22-20

On Motion by Baim, and seconded by Kaufman the following resolution was

**Adopted 6 Ayes 0 Nayas**

**Resolved** to accept the June 2020 minutes.

**Correspondence:**

**Old Business:**

Narrowsburg Motor Sales, change of use.

Parking spaces – there are 11 in the back with 2 for the employees and 2 for the auto repair. There is also downtown parking within walking distance, and 2 ADA parking on side of building. The café is 30 x30 would only need 9 spaces for café.

The site plan is much more detailed presented this month. Parking on site area variance – a waiver could be granted.

There is no parking in the front of the building. There will be no outdoor seating at this time. No plans on landscaping just painting and cleaning up the building.

### **Preliminary Approval**

Resolution #23-20

On Motion by Baim, and seconded by Curreri the following resolution was

**Adopted 5 Ayes 0 Nays - 3 abstained**

**Resolved** for preliminary approval of the change of use permit for Narrowsburg Motor Sales -SBL 10-2-4.

The following members abstained- Kathleen Hankins (Owner), Barry Becker (Realtor) and John Kaufman (Employee).

### **SEQRA Approval**

Resolution #24-20

On Motion by Baim, and seconded by Bermudez the following resolution was

**Adopted 6 Ayes 0 Nays**

**Resolved** to approve the SEQRA for Narrowsburg Motors Sales, 174 Bridge Street, Narrowsburg, NY SBL 10-2-4. The Planning Board will be lead agency.

Crystal will sign the SEQRA and submit the 239 to the county.

### **Notice of Public Hearing**

Resolution #25-20

On Motion by Jackson, and seconded by Curreri the following resolution was

**Adopted 6 Ayes 0 Nays**

**Resolved** to schedule the public hearing for Narrowsburg Motors Sales, 174 Bridge Street, Narrowsburg, NY SBL 10-2-4. The hearing will be on August 17 at 7:20 PM.

An escrow check in the amount of \$3000.00 is needed made out too the Town of Tusten.

Woodoak Solar Farm

Rich Winter and Kevin Erlwein are present

Concerns are as follows:

- Trees – the trees are not the height as approved in previous meetings. The trees should be 8 -10 feet tall when planted. DRS will order new trees approximately 75 or more if needed to stagger along the outside of fence and plant close together.

- Trees on Laurel Lane – follow the fence line to the woods  
Mr. Winter will come to the next meeting with cost of trees and pattern. This has been tabled to the next meeting

The solar panels have been off for about three weeks and would like to be able to turn them on

Code Enforcement Officer stated that he can not give a CO to a non -compliant project. Non compliant items are vegetation, paving, mowing, sheep

The sheep will be put in the fence as soon as the grass is high enough and they are trying different types of grasses. Water will be from Roto Rooter for the sheep. At the next meeting more information will be available on when the sheep will be arriving.

A meeting with the fire departments is scheduled for July 23 at 7:00 PM

Paving contract is signed and almost done with top soil

Code Enforcement Officer will contact Rich Winter to discuss a temporary CO

This has been tabled to the next meeting.

### **New business**

Roseanne McKeegan, Old Tusten Cup, 25 Main Street / PO BOX 402, Narrowsburg, NY 12764 SBL 10-1-3. Change of use from eating and drinking establishment to a retail store.

### **SEQRA Approval**

Resolution #26-20

On Motion by Baim, and seconded by Harrington the following resolution was

#### **Adopted 6 Ayes 0 Naves**

**Resolved** to approve the SEQRA for Roseanne McKeegan, 25 Main Street, Narrowsburg, NY SBL 10-1-3. The Planning Board will be lead agency.

Crystal will sign the SEQRA and submit the 239 to the county.

Applicant will send certified return receipt letters out to all neighbors within 500 feet

### **Notice of Public Hearing**

Resolution #27-20

On Motion by Jackson, and seconded by Curreri the following resolution was

#### **Adopted 6 Ayes 0 Nays**

**Resolved** to schedule the public hearing for Roseanne McKeegan, 25 Main Street, Narrowsburg, NY SBL 10-1-3. The hearing will be on August 17 at 7:15 PM.

### **Preliminary Approval**

Resolution #28-20

On Motion by Baim, and seconded by Curreri the following resolution was

#### **Adopted 5 Ayes 0 Nays**

**Resolved** for preliminary approval of the special use permit for Roseanne McKeegan, 25 Main Street, Narrowsburg, NY -SBL 10-1-3.

Feagles Lake, Narrowsburg, NY

The concept plan is to make big private lots. There is a road existing already

The will be done in phases, update the road, hiking area, common areas. The hiking area the association will pay for

The ski lodge will be renovated

Private roads will follow town codes and the association will take care of the roads

The dam has been built to hold 2 fire trucks side by side

The cul da sac – need to verify the exact length and will need an extra large turn at the end

Electric will be over head and the box to the dam will be underground

There is a 4 acre piece if the town is interested to offer sleigh riding for public use

Dan who is presenting this project is looking for ideas, new input, possibly documentation of the property

Each parcel will have a well and septic. The house sizes will be about 1600-1800 sq feet

This is a multiple year project and to go in phases. Stewart is funding the project and Steve Adler is a silent partner.

This is a good plan in place, and segmenting in phases will be good. The applicant is marketing this to Tom Freda. People feel safe to move out of dense areas

The brooks, stream crossings need to be on the topo map

Next meeting:

Steve and Donna Genchi

There being no other Board or public comment, on a motion by Baim, seconded by Harrington, the meeting adjourned at 10:03 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.

Town of Tusten Planning Board  
PO BOX 195  
Narrowsburg, NY 12764

July 27, 2020

Narrowsburg Motor Sales  
174 Bridge Street  
Narrowsburg, NY 12764

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**Preliminary Approval**

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On Motion by Baim, and seconded by Curreri the following resolution was

**Adopted 5 Ayes 0 Naves - 3 abstained**

**Resolved** for preliminary approval of the change of permit for Narrowsburg Motor Sales -SBL 10-2-4.

The following members abstained- Kathleen Hankins (Owner), Barry Becker (Realtor) and John Kaufman (Employee).

**SEQRA Approval**

Resolution #24-20

On Motion by Baim, and seconded by Bermudez the following resolution was

**Adopted 6 Ayes 0 Naves**

**Resolved** to approve the SEQRA for Narrowsburg Motors Sales, 174 Bridge Street, Narrowsburg, NY SBL 10-2-4. The Planning Board will be lead agency.

**Notice of Public Hearing**

Resolution #25-20

On Motion by Jackson, and seconded by Curreri the following resolution was

**Adopted 6 Ayes 0 Naves**

**Resolved** to schedule the public hearing for Narrowsburg Motors Sales, 174 Bridge Street, Narrowsburg, NY SBL 10-2-4. The hearing will be on August 17 at 7:20 PM.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Ben Johnson, Town Supervisor

Jim Crowley, Code Enforcement Office

Nico Juarez, Zoning Board of Appeals

Town of Tusten Planning Board  
PO BOX 195  
Narrowsburg, NY 12764

July 27, 2020

Roseanne McKeegan  
25 Main Street  
PO BOX 402  
Narrowsburg, NY 12764

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**Adopted 6 Ayes 0 Naves**

**Resolved** to schedule the public hearing for Roseanne McKeegan, 25 Main Street, Narrowsburg, NY SBL 10-1-3. The hearing will be on August 17 at 7:15 PM.

The applicant will send out certified return receipt letters to neighbors 500 feet from property line.



**Preliminary Approval**

Resolution #28-20

On Motion by Baim, and seconded by Curreri the following resolution was

**Adopted 5 Ayes 0 Nays**

**Resolved** for preliminary approval of the special use permit for Roseanne McKeegan, 25 Main Street, Narrowsburg, NY -SBL 10-1-3.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

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