

**REGULAR MEETING, TOWN OF TUSTEN ZONING BOARD OF APPEALS, June 13, 2022**

The regular meeting of the Town of Tusten Zoning Board of Appeals was held June 13, 2022 in person at the Tusten Community Hall, 210 Bridge Street, Narrowsburg, NY 12764.

**PRESENT:** Neal Latkowski, Chairman  
Richard Norton, Deputy Chairman  
  
Nico Juarez  
Stephen Stuart

**ABSENT:**  
  
Patricia Hawker

**OTHERS PRESENT:** In person: Amy Lohmann Board Clerk; Ken Klien Attorney, Crystal Weston, Town Clerk; 3 town members in person, and 1 on zoom

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

**RESOLUTION #12-2022**

**Accept Minutes**

On Motion by Stuart, seconded by Norton that the following resolution was

**ADOPTED 4 AYE 0 Nays**

**RESOLVED**, to accept the March 2022 monthly minutes.

**Roll Call Vote:**

Neal Latkowski	AYE
Nico Juarez	AYE
Richard Norton	AYE
Steve Stuart	AYE
CARRIED	

Correspondence:

6/13 From UDC in regards to Eagles Nest, this does not require review of the UDC

Old Business:

NA

New Business

Robert Weigers, Eagles Nest Subdivision, 437 Hankins Road, Narrowsburg, NY SBL 23-1-22.2 for an area variance.

The applicant received a denial letter from the Code Enforcement Officer -creating 2 substandard lots

The area variance being asked for should read for road frontage and lot width at the setback line.

The board reviewed the application and site plan. To make a confirming lot in this district you will need 5 acres and 300 feet road frontage and lot width measured and setback at 300 feet. The lot goes to the river, and the existing cabin will be removed. The applicant would need to

apply for 2 variances road frontage and lot width at the setback line. It was suggested that the applicant make one lot conforming and to do the area variance on the other lot. The applicant will redraw and resubmit the application with one non-conforming lot will need to be 300 foot at setback line. The variances to apply for would be the road frontage and setback variance.

The SEQRA will need to be gone through to make sure it confirms with the new maps. A couple concerns were reviewed with the applicant of the SEQRA, - endangered species and permit approvals should be yes

**RESOLUTION #13-2022**

**Accept Minutes**

On Motion by Latkowski, seconded by Stuart that the following resolution was

**ADOPTED 4 AYE 0 Nays**

**RESOLVED**, to table the application for Eagles Nest till July 11 at 7:30 PM.

**Roll Call Vote:**

Neal Latkowski	AYE
Nico Juarez	AYE
Richard Norton	AYE
Steve Stuart	AYE
CARRIED	

**CLOSING ITEMS**

**Board Comment**

Nico asked about the agenda posted on the website before the meeting. Crystal stated that the website is in the process of being redesigned and the ZBA can post their own minutes/agenda's.

**Adjournment**

With no further business or board comment a motion by Rich Norton, seconded by Nico Juarez to close the ZBA regular meeting at 8:02 pm. All in favor. The next meeting will be on July 11 @ 7:30 PM

Respectfully submitted, Amy Lohmann, ZBA Clerk.