

TOWN OF TUSTEN PLANNING BOARD, April 26, 2022

A regular meeting of the Town of Tusten Planning Board was held April 26, 2022, at the Tusten Town Hall and via zoom link ID 89713768662, with the following members present:

PRESENT: Ed Jackson, Chairman (zoom)
Ken Baim (in person)
Mary Bermudez (in person)
Joseph Curreri (in person)
Barry Becker (in person)
John Kaufman (in person)
Peter DeAngelis (in person)

ABSENT:

OTHERS PRESENT: Amy Lohmann Planning Board Clerk (in person); Crystal Weston Town Clerk (in person) and approximately 17 members of the public in person and 20 on zoom.

The public hearing opened at 7:00 PM for Brendan and Kathleen Weiden, 7 Erie Street, Narrowsburg, NY for a day care center. SBL 10-3-1
Board member, Mary Bermudez has excused herself from the public hearing.
Steve Dweck is present who will be operating the day care center and handed out brochures.
The Weidens will be adding key activation doors, scissors gate, exterior fence, along with three interior cameras and three outside cameras.

Frederick Tummy from 174 Bridge Street, supports the day care

Iris – this is a great and necessary project

Public hearing closed at 7:12 PM. Mary returned

The public hearing opened at 7:12 PM for Laura Santana, 90 Main Street, Narrowsburg, NY SBL 9-10-12. This is for mercantile and Big Eddy Brewing.
Carl Wasser is excited for this project and has been in contact with the water and sewer department. There are two tanks there and looking at new water hookup.
This was submitted as two separate applications and reviewing as one for approval. The Code Enforcement Officer has reviewed the plans. There are different uses in the building and if the uses change, the applicant will need to come back to the board.

Amy Yoes concerns: 1- outside loud music and 2- outside lighting issue
There are no plans for outside dining or music. Outside lighting can not leave the property.
There are no plans for the driveway area /outside eating. The applicant has to follow the town guidelines on noise ordinance. The applicant will meet with Amy Yoes, neighbor.

Board member, Mary brought up concerns about parking. Per the current zoning, shared parking is not allowed in the zoning. Reviewing the comprehensive plan there is a shortage of parking. What about other parking if the other businesses say no such as the feed mill, and lumber company, we do have parking behind the bank.
There is a parking committee that is reviewing this concern.

Town Clerk, Crystal Weston pointed out that many business owners on main street are also parking on main street. The business owners should park up behind the bank. When the funeral home was conducting a funeral, people parked on main street, and down by Lake Erie.

Peg Harrison, who previously owned the funeral home that they were allotted 110 people and there would be 50-75 cars on main street. Business owners always accepted when there was a funeral.

Jim Crowley stated that all of down town does not comply with parking and businesses / occupancy rates. All the businesses would be shut down as none of them comply. Parking has to be figured out.

Steve Stuart- parking will defeat or promote growth. In Woodstock NY, which is similar to Narrowsburg Main Street, they run a shuttle bus back and forth. Also, support the Santana's with the building renovations.

Ed – possible to shuttle people

Motion to close the public hearing at 7:40 PM

The Regular Meeting was called to order at 7:40 pm by Deputy Chairman Baim, following the Pledge of Allegiance. A moment of silence for Ukraine and Jim Lorper.

RESOLUTION #19-2022

ACCEPT MINUTES

On Motion by Bermudez, seconded by Curreri the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, to accept the March 2022, minutes as presented.

Roll Call Vote:

| | |
|---------------------------|-------------|
| Ed Jackson, Chairman | AYE |
| Ken Baim, Deputy Chairman | AYE |
| Mary Bermudez | AYE |
| Joseph Curreri | AYE |
| John Kaufman | AYE |
| Barry Becker | AYE |
| Peter DeAngelis | AYE CARRIED |

Correspondence:

- 1- 239 back from the County for Weidens, Local determination. Sullivan County supports Healthy Kids Program.

OLD BUSINESS:

Mary has excused herself from the meeting

Brendan and Kathleen Weiden, 7 Erie Street for a daycare center. SBL 10-3-1

RESOLUTION #20-2022

Daycare Approval

On Motion by Kaufman, seconded by Curreri the following resolution was

ADOPTED 6 AYE 0 Nays

RESOLVED, to approve the day care center for Brendan and Kathleen Weiden, 7 Erie Street Narrowsburg, NY 12764. SBL 10-3-1

Roll Call Vote:

| | |
|---------------------------|-------------|
| Ed Jackson, Chairman | AYE |
| Ken Baim, Deputy Chairman | AYE |
| Joseph Curreri | AYE |
| John Kaufman | AYE |
| Barry Becker | AYE |
| Peter DeAngelis | AYE CARRIED |

Mary has returned to the meeting.

Laura Santana, 90 Main Street, Narrowsburg NY SBL 9-10-12 for the Big Eddy Brewery and mercantile business. Nothing has been received from the UDC. 239 back from Sullivan County and they support small town growth.

RESOLUTION #21-2022

Big Eddy Brewery and Mercantile Approval

On Motion by Curreri, seconded by Bermudez the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, approval for the Big Eddy Brewery and Mercantile at 90 Main Street, SBL 9-10-12

Roll Call Vote:

| | |
|---------------------------|-------------|
| Ed Jackson, Chairman | AYE |
| Ken Baim, Deputy Chairman | AYE |
| Mary Bermudez | AYE |
| Joseph Curreri | AYE |
| John Kaufman | AYE |
| Barry Becker | AYE |
| Peter DeAngelis | AYE CARRIED |

NEW BUSINESS:

Sean Harrington has resigned from the planning board effective April 22, 2022 Ed has sent Sean a thank you letter for his time on the board. Sean was a good board member.

Stephen Gregoretti, SVG 17, 8 Main Street, Narrowsburg, NY SBL 10-1-2

Janine Hector is present representing Stephen Gregoretti. The project is located behind main street along the fire lane. This was going to be a garage and to shore up the foundation. This request is to turn into office spaces for a real estate. The only access to the entrance is from going under the bridge. This was an addition off the building and the board cannot accept the application. A site plan is needed from an engineer. This application has been tabled until all documents are received.

This was built with no permit.

Ed – this is accessible on the fire lane behind the building which is fire lane access only.

How will they be able to operate? This is not accessible from main street and you would need to walk around. Due to not being able to fit more than 49 people in it, does not need a second access and there are plenty of window.

Board comments:

John asked if you can access a building from a fire lane, is this allowed? There is nothing in the code either way. You cannot turn a vehicle around back there. The propane/fuel tanks are either buried or there is one as a community tank with meters.

Dawn from Eagle Valley Reality stated that the proposed real estate office needs to have an associate broker. The applicant mentioned has an office in Barryville.

The town board has to accept Sean Harringtons resignation before a new member can be appointed. With Seans resignation, there is a possible applicant from Lava area. Brian Mendoza is interested in the open board position.

Public Comment

Steve Stuart stated that the planning board was not made aware about this commercial space at 8 Main Street and that nothing was presented to the planning board.

Jim Crowley – the Code Enforcement Officer was notified that the work was being done by neighbors during covid. No building permits have been issued and this has to go through the planning board. It has been occupied illegally.

The next board meeting will be on May 24. Ken Baim has grievance day in the town office on this date from 2 – 4 PM and 6 – 8 PM, he will not be at the meeting.

The Code Enforcement Officer has brought other items to the board that the board has made recommendation to table this.

Board Comment

No other board comments

Adjournment

With no further business or board comment a motion by Ken Baim, seconded by Mary Bermudez to close the meeting at 8:36 pm. All in favor.

Respectfully submitted,
Amy Lohmann, Planning Board Clerk

Town of Tusten

Planning Board

PO BOX 195

Narrowsburg, NY 12764

May 6, 2022

Laura Santana

90 Main Street

Narrowsburg, NY 12764

Tax ID # 9-10-12

90 Main Street, Narrowsburg, NY for mercantile and Big Eddy Brewery

RESOLUTION #21-2022

Big Eddy Brewery and Mercantile Approval

On Motion by Curreri, seconded by Bermudez the following resolution was

ADOPTED 7 AYE 0 Nays

RESOLVED, approval for the Big Eddy Brewery and Mercantile at 90 Main Street, SBL 9-10-12

Roll Call Vote:

| | | |
|---------------------------|-----|---------|
| Ed Jackson, Chairman | AYE | |
| Ken Baim, Deputy Chairman | AYE | |
| Mary Bermudez | AYE | |
| Joseph Curreri | AYE | |
| John Kaufman | AYE | |
| Barry Becker | AYE | |
| Peter DeAngelis | AYE | CARRIED |

Thank you

Sincerely,

Ed Jackson
Chairman

Cc: Ben Johnson, Town Supervisor
Jim Crowley, Code Enforcement Officer
Neal Latkowski, Zoning Board Chairman
Town of Tusten
Planning Board
PO BOX 195
Narrowsburg, NY 12764

May 6, 2022

Branden Weiden

7 Erie Street

Narrowsburg, NY 12764

Tax ID # 10-3-01

7 Erie Street, Narrowsburg, NY for Healthy Kids Day Care Program

RESOLUTION #20-2022

Daycare Approval

On Motion by Kaufman, seconded by Curreri the following resolution was

ADOPTED 6 AYE 0 Nays

RESOLVED, to approve the day care center for Brendan and Kathleen Weiden, 7 Erie Street Narrowsburg, NY 12764. SBL 10-3-1

Roll Call Vote:

| | |
|---------------------------|-------------|
| Ed Jackson, Chairman | AYE |
| Ken Baim, Deputy Chairman | AYE |
| Joseph Curreri | AYE |
| John Kaufman | AYE |
| Barry Becker | AYE |
| Peter DeAngelis | AYE CARRIED |

Thank you

Sincerely,

Ed Jackson
Chairman

Cc: Ben Johnson, Town Supervisor
Jim Crowley, Code Enforcement Officer
Neal Latkowski, Zoning Board Chairman