

TOWN OF TUSTEN PLANNING BOARD, May 24, 2022

A regular meeting of the Town of Tusten Planning Board was held May 24, 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), Ken Klein (Town Attorney) and approximately 18 members of the public in person and 6 on zoom.

Moment of Silence was held for the children of Texas school and a moment of silence for Jeff Chorba.

The Regular Meeting was called to order at 7:40 pm by Chairman Jackson, following the Pledge of Allegiance.

RESOLUTION #22-2022

ACCEPT MINUTES

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

ADOPTED 7 AYE 0 Nays

RESOLVED, to accept the April 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

OLD BUSINESS:

8 Main Street, Narrowsburg, NY for Stephan Gregaretti.

The Cabins and Canoes have vacated their office. \$1200.00 has been put into escrow.

The planning board needs the engineered drawings of site plan, footprint, and building plans.

Along with the application and SEQRA 2 week prior to the next meeting, June 28.

NEW BUSINESS:

Bobov Yeshiva, 198 Blind Pond Road, Narrowsburg, NY

Purchasing the old camp Welmet at Dexheimer Road. The applicant would like to make this an educational retreat.

Concerns from the Town Engineer, Bradley

SEQRA, how many people will be there

Joel Rosevelt is presenting for the applicant; this will be a boys school for 150 people in total including staff.

Rabii Reuben the dean of students is present along with Attorney Steven Barshov

Joel also runs a summer camp in Liberty.

The name Bobov comes from a small town in Poland. The retreat would be for boys ages 15 & 16 who are in 10 & 11 grade. The school is in Munsey which is a boarding school from other places and the boys would come here for the summer. It is not an open enrollment. This is for boys only with some staff and teachers, cook and maintenance.

The water supply /sewar disposal

There are no special events such as graduations planned or other events. If there were, accommodations would be made for the water/sewer.

The DEC has record of a 30,000-gallon water storage. The previous owners held conferences that included up to 500 people in the past 5 years. Brief engineers report capacity for water delivery and storage for how many people? There are some septics on site for the cabins and lodge. The board needs documents, engineer reports and how many occupants.

There are currently 3 wells with contact tanks and holding tanks that are fully winterized. The board needs the storage capacity of the tanks.

Sprinkler systems in the main lodge, ansul system. This is inspected twice a year by the health department. The foundation inspection was in February and prior to that was June. These reports need to be included with the documentation submitted to the board.

Dam:

The DEC needs to inspect the dam, most water is running through the dam. The DEC is currently monitoring it. The board needs the documentation from the DEC regarding the Dam ~ latest inspections, red or yellow flags, spillway analysis, etc. The dam is currently high hazard meaning it could cause damage and or death.

The DEC and private engineers should have documentation on the dam.

Proposed pools and ritual bath proposed. The proposed locations are above the dam. The swimming pools are for the males / females, parents etc when they are there

Additions/structural buildings: if there are any renovations on the dorms the building inspector would be contacted.

An 8-foot-high fence would be around the pool – this would need planning board approval it is also on the plan. The board will need the project narrative along with documents from the DEC.

The retreat would be from May thru September. On Saturdays, cold water can be used.

The board informed the applicant that the roads here are 55 MPH, and they are surrounded by hunting clubs.

Ed will forward the email questions /concerns to Joel.

The health department does an inspection twice a year, isotonics - there is a licensed operator who checks for e-coli, etc... This will be included in the narrative.

The board needs:

Formal site plan

Location of pool, ritual bath

Elevations

Digital copy needed

Narrative

Address seasonal activities

Exterior lighting

Noise/speakers

Off street parking

Ingress/egress

Concerts – none intended

No outside speaker system intended

Local fire chiefs to visit the area – keep site open for access

There are two standpipes one on each side of the building

Buildings are maintained – use to be a running track/football field in the back – the stage has fallen

In the past someone has tried burning the buildings down

Fred the caretaker walks the property every 2 days

Has there been or anyone know of any issues with the property that the applicant should be made aware of?

The main activity is for religious study. The previous organizations studied Russians (international organization). The Gurdjieff foundation is taught self-enlightenment.

The applicant has an owner's proxy. This has not been purchased yet, it is still in contract. The closing is pending. As far as waste removal, a scheduled company will come in to empty the compactor.

The fence around the pool, the applicant would like feedback from the neighbors/ planning board on what color or material they would like around the pool.

Public questions:

Tax exempt? Yes, the applicant is tax exempt and not for profit. The previous owners of the land made a donation to the town.

Covenant? The applicant will not sign a covenant for no more buildings or future development. If this is needed, the applicant would go before the board to get approvals to expand. This is a school and nothing can occur without approval.

The health department requires to have at least one EMT/doctor on the property. Every 200 kids would need 2 EMT/doctor.

The swimming pool needs to have a lifeguard/aquatics director.

Sewage from the pool – where is it going – There is a leach field right there from the previous building, the pool needs to be approved by the health department.

In the past one of the issues was the leach field would run across the road. The filters in the pool will need to be back washed.

All the facilities need to be inspected with a detailed study of water, drinking water – required as an applicant.

Steve, attorney handed out business cards to all who wanted them if they have any questions or concerns.

This applicant has no affiliation with camp Sternberg. This is a special use permit for site plan approval for overall use of the property. Sequencing of events: current plan and use, any other changes material available, send Steve an email and he will include everyone on correspondence. The applicant needs to show no environmental impacts on the SEQRA. Public hearings are posted in the newspaper and certified return receipts letters are mailed to neighboring property owners within 500 feet of the applicant.

The check was mailed overnight, Crystal will check for it tomorrow.

The pool and ritual bath will be drawn to scale on the final map.

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 9:06 pm. All in favor.

Respectfully submitted, Amy Lohmann, Planning Board Clerk