

REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, October 19, 2020

A regular meeting of the Town of Tusten Planning Board was held on October 19, 2020 via 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

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

ACCEPT MINUTES

Resolution #37-20

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

Adopted 7 Ayes 0 Nays

Resolved to accept the September 2020 minutes.

Correspondence:

Old Business:

Applicant, Stewart Ventter ~ Feagles Lake presented new maps. Our Engineer sent a letter regarding the 1st preliminary subdivision plan preview, some of the items in the letter that is needed are:

- Full completed application
- Complete project narrative
- Details on wells, well test, perk test
- SWIP needed
- Dam safety

-Presentation of trees

-Long SEQRA

-Will there be a Home Owners Association? Yes this is in the planning

The existing logging roads will be corrected.

The lot sizes that are in yellow are all 3 acres, 300 foot road frontage or more

For the grey section, the applicant does not want to design this at this time. Applicant may provide the basics, perks, etc there are concerns about this as the applicant wants to add a gate and keep it private

Are their guidelines for the houses that are being built? Has to be all wood and no plastic. Some contractors are more modern, and no modulars.

The yellow area on the map will be developed first. The grey area will have HOA restrictions.

The dam will have long term maintenance as the DEC is concerned with growth.

Ed will look into how many acres are needed to set aside for the park area. Sec 241.22 discusses the park land. On the maps, the # of topos need to be more legible on the new maps.

The estate lots are 61, 71 and 45 acres. The applicant wants to build one main structure and then add structures to this for multiple families on one lot. This is not allowed in the town zoning. One house per parcel. Applicant will review the code book.

The applicant can go to the ZBA or ask the Town Board to change this, but it is a very lengthy process.

The applicant needs to have the architectural requirements listed, materials, color, who is maintaining and snowplowing.

The applicant needs to present a narrative for phase 3. The grey parcel has roads going through and with a gate it is very concerning. Who is responsible for the roads in this area?

For phase 1, is the applicant building the houses or the property owner? The applicant wants to appeal to the market. Lot of changes in the market due to COVID 19.

Septic information should be available the end of October.

Kathy Mitchell is looking into the rattlesnakes

DOT is looking into the entrances

Needs have been discussed with the power company and will let them know when approval is received.

ACCEPT Sketch Plan

Resolution #38-20

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

Adopted 7 Ayes 0 Nays

Resolved to accept sketch plan for the Feagles Lake applicant to move on to provide preliminary plot.

Frank and Damaris Rivera, 18 Short Road (Macks Lane), Narrowsburg, NY to combine the following lots ~ SBL 16-18-4, 16-18-5 and 16-18-7.2

ACCEPT Lot Combination

Resolution #39-20

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

Adopted 7 Ayes 0 Nays

Resolved to accept the lot combination for Frank and Damaris Rivera, 18 Short Road, Narrowsburg, NY

Trees on solar farm ~ most of these trees are 6 foot tall and planted on the top of the ground. There should be 70 trees in total – Ed will contact the Code Enforcement Officer to discuss. Also, the grass is not being maintained, and sheep?

Paper roads ~ the County Planning office will need to be contacted or Town Supervisor, Johnson

There being no other Board or public comment, on a motion by Baim, seconded by Harrington, the meeting adjourned at 9:07 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.

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

October 23, 2020

Frank and Damaris Rivera
903 East 232nd Street
Bronx, NY 10466

The Town of Tusten Planning Board held their monthly meeting on October 19, and the following was resolved:

ACCEPT Lot Combination

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

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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

October 23, 2020

Stewart Ventter

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Sincerely,

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