

## **REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, May 17, 2021**

A regular meeting of the Town of Tusten Planning Board was held May 17, 2021 via zoom (ID: Zoom Meeting <https://us02web.zoom.us/j/89713768662>) with the following members present:

**PRESENT:** Ken Baim, Deputy Chairman  
Mary Bermudez  
Joseph Curreri  
Kathleen Johnson  
Barry Becker  
John Kaufman

**ABSENT:**  
Ed Jackson, Chairman  
Sean Harrington

**OTHERS PRESENT:** via zoom: Amy Lohmann Planning Board Clerk; Crystal Weston, Town Clerk; Holly Gallagher, Brian Mendoza, Steven Miss, Fabiana Lotito, Brandon Weiden, Chuck Voss, Doug Eisenstein, Shannon Cilento, Stuart Venner

### **OPENING ITEMS:**

The Regular Meeting was called to order at 7:33pm by Deputy Chairman Baim, following the Pledge of Allegiance.

**Correspondence:** Arrowhead Lane – no application received, and letter does not apply

### **Minutes**

March 15, 2021, Minutes were read aloud.

#### **RESOLUTION #08-2021**

##### **ACCEPT MINUTES**

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

##### **ADOPTED 6 AYE 0 Nays**

**RESOLVED**, to accept the March 15, 2021 minutes as presented

#### **Roll Call Vote:**

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

### **OLD BUSINESS:**

Feagle's Lake Subdivision presented by Dan Griffifs  
Tax ID #'s: 4-1-7, 4-1-8.9, 4-1-11, 4-1-13.11, 4-1-13.1, 4-1-13.2

The applicant submitted a new plat and has the subdivision set up in 8 phases. The first phase will be to bring the logging road to town standards. The lots by the lake are at a later phase. The original plan for phase 1 had 5 lots and now there is only four as one of them has been eliminated due to rocks. The storm water pond reserve area is on a separate parcel of 2.4 acres. This is not a viable lot due less than three acres – maybe park land. Ownership of this lot will be discussed at a later date.

Parkland to the town or pay the fee. There are 5 acres on lake, there is no public access on the lake. The four acres are not enough for parkland – this will need to be looked into /parkland fee. Resolution 108-05 dated 10/05 is \$500 per lot.

The applicant wants to improve the values in Narrowsburg and local area.

The road slope is 15% or less, Chuck Voss has copies and Dan wants to have a meeting with everyone including the Town Highway Department Supervisor. The spur roads have not been designed and not sure if these will be turned over to the town. Minor road standards are 2 foot wide with a 5-foot clearance on both sides. If the roads are private, the col de sacs need to be up to code. Possibly a dry hydrant by the dam of the lake.

Wetlands survey done, house locations are done, rattle snake report will be a few more weeks, and archaeology report states nothing found. The eagle that is by the lake has not been seen.

DOT Perm 33 is currently being worked on, storm water management -copies will be distributed.

Board comment:

Ken Baim likes the new layout of lots

Barry Becker likes the variations to expand the town and would like to have a tour of the property.

Mary Bermudez likes the plan, who will own the pond that is under three acres. The community is growing and people are buying land

Joe Curreri – likes the plan, concerned about who will own the pond

Kathy Johnson likes the plan

John Kaufman likes the plan

Dan Griffifs this plan is for subdivision, the reserve ponds are separate lots. Will have a response at a later date.

**RESOLUTION #09-2021**

**Move Forward**

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

**ADOPTED 6 AYE 0 Nays**

**RESOLVED**, to have Feagle's Lake Subdivision move forward with the maps dated 10/5/2020.

**Roll Call Vote:**

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

**NEW BUSINESS**

1. **Brandon Weiden, Great Pines LLC (Tax Map I.D. #10-1-10.3/10-1-10.3/1 and 10-1-11/14-1-47)**

14 Erie Street (Kelly House) and 26 Erie Street (Schuren House), Narrowsburg, NY

2 maps were presented 1- property lines on the Erie Railroad right of way. 2 houses and 2 garages with 26 spaces. You would enter the property near the railroad. 14 Erie Street has been approved a few months ago with commercial business on ground floor and 2 apartments on top. The 26 Erie Street would be set up the same. Possibly retail or to serve food there are no plans finalized. The Kelly house will be taken down and the Schuren house will remain as it. Storage area would be above the garages. The St. Pauls church can use the parking lot but they need to give proof of insurance. The parking lot spaces would be 10x20 in size.

Board comment:

Mary Bermudez – great idea -The Weidens have done a lot for the community  
Barry Becker – very quaint. Questioned about the Uhauls – this is a sign of people moving into the area, normally there are only 3 or 4 but Uhaul was contacted to come and get 5 or 6 of them.

Joe Curreri likes the plan

Kathy Johnson likes the plan

John Kaufman likes the plan

**RESOLUTION # 10-2021**

**WEIDEN SEQRA**

On motion by Bermudez, seconded by Becker, the following resolution was

**ADOPTED 6 AYE and 0 Nays**

2. **Whereas**, the SEQRA for Brandon Weiden, 14 and 26 Erie Street be approved. Tax Map I.D. # 10-1-10.3/10-1-10.3/1 and 10-1-11/14-1-47)

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

#### **RESOLUTION # 11-2021**

##### **WEIDEN PUBLIC HEARING DATE**

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

**ADOPTED 6 AYE 0 NAYS**

**Whereas**, a public hearing has been set for Brandon Weiden on June 21 at 7:20 PM.

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

**Therefore, be it resolved** that upon determination of the Town of Tusten Planning Board, a Public Hearing is hereby set for June 21, 2021 at 7:20 pm, at the Tusten Community Hall located at 210 Bridge Street, Narrowsburg, NY 12764; Applicant shall issue written notices to all property owners within 500 ft of the above mention parcel of Said Public Hearing via Certified Return Receipts and all receipts shall be submitted to the Planning Board on or before June 14, 2021

#### **RESOLUTION # 12-2021**

##### **Preliminary Approval for WEIDEN**

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

**ADOPTED 6 AYE 0 NAYS**

**Whereas**, approval for preliminary approval of parking plan for 14 and 26 Erie Street for Brandon Weiden.

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

#### **1. Brandon Weiden (Tax Map ID #10-3-1)**

Request for initiation for signage on the Union Building.

- 1- The signage would be between the first floor and second floor windows to identify the retail space. The colors of the signage would be complimentary to the building. There is potential retail in each classroom. The letters would be about 3 feet. A set of windows would be removed, and a door installed to have outside access to the retail store.
- 2- Asking for permission to put luminated signs in windows. Window coverage would not be 100% covered. The luminated signs would be shut off at night and neons on during the day
- 3- The existing sign in the front corner of property to be a large 2 faced sign on poles. The zoning states that 48 square feet is allowed, this sign exceeds 182. This may need to go to the zoning board for a variance.

Board comment

Mary Bermudez, this building is coming along, and it needs signage

Joe – Coming along

Kathy – Moving along, would need to go to ZBA for lawn sign

SEQRA form – the board is not approving the corner sign. Per the applicant, take the corner sign out of the application.

**RESOLUTION # 13-2021**

**WEIDEN SEQRA**

On motion by Johnson, seconded by Bermudez, the following resolution was

**ADOPTED** 6 AYE and 0 Nays

**Whereas**, to approve the SEQRA for Brandon Weiden, 7 Erie Street, Narrowsburg, NY  
Tax Map I.D. # 10-3-1

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

**RESOLUTION # 14-2021**

**Preliminary Approval for WEIDEN Signage**

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

**ADOPTED 6 AYE 0 NAYS**

**Whereas**, preliminary approval for 7 Erie Street for Brandon Weiden for signage between the windows on the Union Building.

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE

John Kaufman

AYE Carried

**RESOLUTION # 15-2021**

**WEIDEN PUBLIC HEARING DATE**

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

**ADOPTED 6 AYE 0 NAYS**

**Whereas**, a public hearing has been set for Brandon Weiden on June 21 at 7:25 PM for the signage on the Union Building.

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

Applicant will need to send out certified letters to all neighbors. The applicant can include both applications.

**Therefore, be it resolved** that upon determination of the Town of Tusten Planning Board, a Public Hearing is hereby set for June 21, 2021 at 7:25 pm, at the Tusten Community Hall located at 210 Bridge Street, Narrowsburg, NY 12764; Applicant shall issue written notices to all property owners within 500 ft of the above mention parcel of Said Public Hearing via Certified Return Receipts and all receipts shall be submitted to the Planning Board on or before June 14, 2021

2. **Steve Miss (Tax Map ID #1-1-21.6)** Home based business

Steve Miss, 22 Skipperene Road, Narrowsburg, NY for a home based gunsmith business to include repair, cleaning, installing scopes on guns

**RESOLUTION # 16-2021**

**MISS SEQRA**

On motion by Kaufman, seconded by Johnson the following resolution was

**ADOPTED 6 AYE 0 NAYS**

**Whereas**, approve SEQRA for home based business, 22 Skipperene Road, Narrowsburg, NY

**RESOLUTION # 17-2021**

**Preliminary Approval for MISS home-based business**

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

**ADOPTED 6 AYE 0 NAYS**

**Whereas**, preliminary approval 22 Skipperene Road Steve Miss

Ken Baim, Deputy Chairman	AYE
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Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

## **RESOLUTION # 18-2021**

### **MISS PUBLIC HEARING DATE**

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

### **ADOPTED 6 AYE 0 NAYS**

**Whereas**, a public hearing has been set for Steve Miss on June 21 at 7:15 PM for the home-based gunsmith business.

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

**Therefore, be it resolved** that upon determination of the Town of Tusten Planning Board, a Public Hearing is hereby set for June 21, 2021, at 7:15 pm, at the Tusten Community Hall located at 210 Bridge Street, Narrowsburg, NY 12764; Applicant shall issue written notices to all property owners within 500 ft of the abovementioned parcel of Said Public Hearing via Certified Return Receipts and all receipts shall be submitted to the Planning Board on or before June 14, 2021

## **CLOSING ITEMS**

### **Board Comment**

No comment

### **Adjournment**

With no further business or board comment a motion by Barry Becker, seconded by Joe Curreri to close the Planning Board regular meeting at 10:09 pm. All in favor.

Respectfully submitted,

Amy Lohmann, Planning Board Clerk

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

Brendan Weiden

7 Erie Avenue  
Narrowsburg, NY 12764

**Brendan Weiden Tax ID #'s:** 10-1-10.3/10-1-10.3/1 and 10-1-11/14-1-47

**RESOLUTION # 10-2021**

**WEIDEN SEQRA**

On motion by Bermudez, seconded by Becker, the following resolution was

**ADOPTED 6 AYE and 0 Nays**

3. **Whereas**, the SEQRA for Brandon Weiden, 14 and 26 Erie Street be approved. Tax Map I.D. # 10-1-10.3/10-1-10.3/1 and 10-1-11/14-1-47)

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

**RESOLUTION # 11-2021**

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**Preliminary Approval for WEIDEN**

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**ADOPTED 6 AYE 0 NAYS**



**Whereas**, approval for preliminary approval of parking plan for 14 and 26 Erie Street for Brandon Weiden.

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
John Kaufman	AYE Carried

**Brendan Weiden Tax ID #'s: 10-3-1**

**RESOLUTION # 13-2021**

**WEIDEN SEQRA**

On motion by Johnson, seconded by Bermudez, the following resolution was  
**ADOPTED 6 AYE and 0 Nays**

**Whereas**, to approve the SEQRA for Brandon Weiden, 7 Erie Street, Narrowsburg, NY  
Tax Map I.D. # 10-3-1

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Kathleen Johnson	AYE
Barry Becker	AYE
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AYE  
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Thank you

Sincerely,

Ken Baim  
Deputy Chairman

Cc: Ben Johnson, Town Supervisor  
Jim Crowley, Code Enforcement Officer  
Nico Juarez, Zoning Board Chairman

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

Steven Miss  
22 Skipperene Road  
Narrowsburg, NY 12764

**Steven Miss Tax ID #'s: #1-1-21.6**

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