

TOWN OF TUSTEN PLANNING BOARD, August 22, 2022

A regular meeting of the Town of Tusten Planning Board was held August 22, 2022, at the Tusten Town Hall and via zoom link ID 89713768662, with the following members present:

PRESENT:

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:

Chairman Ed Jackson

OTHERS PRESENT: Amy Lohmann Planning Board Clerk (in person); Crystal Weston Town Clerk (in person), Ken Klein (Town Attorney) and approximately 17 members of the public in person and 3 on zoom.

The Regular Meeting was called to order at 7:30 pm by Deputy Chairman Baim, following the Pledge of Allegiance.

For the July 2022 Minutes, the Town Attorney Ken Klein needs to review the resolutions, they are not being accepted at this time.

OLD BUSINESS:

Bobov Yeshiva in person

Steve Barshov present on zoom

There is a study being done on the dam which has not been completed at this time and an inspection is needed which won't be complete until October. The applicant has found prior communication between the DEC and Owner regarding the dam. Applicant still needs to complete the water and sewer. A full site plan and survey were submitted. The DEC will tell the applicant what needs to be completed in regards to the dam. Brad Grant from Barton and Logiuduce will send the applicant the list of concerns he presented. There are concerns about the Mikvah, pool and 8 foot fence being close to the road and the leach field. Can these be moved back away from the road up near the lake? The report sent to Brad in regards to the water and sewer was helpful but does not include how many students, how many staff, pool back wash waste, what kind of flows from the well, sewer supplies, etc. The applicant will get the information from Department of Health. The DOH website says the water system has been approved previously for 500 people, but will follow up. Determination is needed if the water and sewer systems can function. Other concerns are the pool and Mitkvah locations, garbage control /wildlife. The garbage will be in proper garbage enclosures. The next meeting is on Rosh Hashanah Holiday. Any material being submitted will need to be in 2 weeks prior to the meeting.

NEW BUSINESS:

Kathleen Hector, 125 School Street, Narrowsburg, NY 12764 for a two lot subdivision. SBL 10-3-8. The applicant would like to keep the house with water and septic and the other lot would be from the row of pine trees – this lot could be hooked up to water and sewer. There is a

storage shed by the cemetery that will be removed. The application, SEQRA and deed have been submitted. The applicant has paid \$75.00 and owes \$35.00. The 239 will be submitted to the county.

RESOLUTION #27-2022

LEAD AGENCY

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to be lead agency for the application of Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

This is a two-lot subdivision on SBL 10-3-8 one lot being 1.25 acres, and the other being .43 acres.

RESOLUTION #28-2022

SEQRA Approval

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the Part 1 SEQRA for Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #29-2022

SEQRA Approval

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the Part 2 SEQRA with no small impact and no adverse environmental impacts for Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
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Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #30-2022

Public Hearing

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to set a public hearing for September 27, at 7:25 PM for a two-lot subdivision. The applicant will need to send out letters, certified return receipt for Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

Neil Hess, 155 Kirk Road, Narrowsburg, NY SBL 4-1-2

Special use permit to change the Jeff Bank to Narrowsburg Veterinary. This is a road side business. The board received a copy of the survey and site plan which describe the driveway, parking, building, and basement use along with offices.

RESOLUTION #31-2022

LEAD AGENCY

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to be lead agency for the application of Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764. SBL 4-1-2

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

This is a special use permit to change the Jeff Bank to Narrowsburg Veterinary.

RESOLUTION #32-2022

SEQRA Approval

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the Part 1 SEQRA for Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764. SBL 4-1-2

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #33-2022

SEQRA Approval

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the Part 2 SEQRA with no small impact and no adverse environmental impacts for Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764. SBL 4-1-2

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #34-2022

Public Hearing

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to set a public hearing for September 27, at 7:20 PM for a special use permit. The applicant will need to send out letters, certified return receipt for Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764. SBL 4-1-2

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

Eagles Nest Subdivision

The applicant was referred to the Planning Board from the Zoning Board for the road frontage. The planning board needs to send a recommendation to the zoning board of appeals. The lot being subdivided, one lot is conforming and the other is not. The non-conforming lot needs 2 variances. The board will need to send a written recommendation. The lot is the largest with

road frontage on Crawford/Hankins Road. It is not uncommon for two lots to be 15 feet short. The variances needed are the front and at the setback are both short.

RESOLUTION #35-2022

Approval to the ZBA

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

ADOPTED 5 AYE 0 Nays

RESOLVED, that the zoning board of appeals be notified in writing that the planning board is favorably of the granting of the variance. Eagles Nest is allowed to go through with one lot with a slight less frontage and set back footage.

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

The following was prepared by Ken Baim, Deputy Chairman of the Tusten Planning Board for 8/22/22 meeting.

Re: Weigers – Eagles Nest

The lot requesting subdivision 23.-1-22.2 has one of the largest road front footage of the lots on Crawford (Hankins) Road. This road typically has a range of just over 200 feet of road front on the typical 5 + acre lots. Most are the common finger lots. And yes, I have a list of these lots available.

This particular lot has only six lots after it including the Sorenson large parcel. Thus, there is relatively little traffic past this lot and only six possible dwellings' occupants could have to pass the subject lot.

The lot currently has two dwellings on it. They are separated by a small hill in the land which makes seeing both at once unlikely. It also means that traffic increase on the upper portion of Hankins Road will not be impacted as the present second house, which has been there for years, could be also be renovated and inhabited without the subdivision.

In reality the dwellings on these two new lots will be on lots meeting the minimum 5 acres and will have more road frontage than the typical lot on Hankins Road. There appear to be 30 lots of less than 300 feet for frontage with the smallest of 45 feet. There appear to be 4 lots over 300 feet on the inland side of the whole road. The subject of the subdivision being one of them at 540 feet.

Sloban and Zorica Djuric, 1067 County Road 23, Narrowsburg, NY 12764 for a lot line combination of 20-1-7.3 (5.55 acres) and 20-1-7.4 (5.78 acres)

RESOLUTION #36-2022

LOT LINE COMBINATION

On Motion by Bermudez, seconded by Curreri following resolution was

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the lot line combination for Sloban and Zorica Djuric, 1067 County Road 23, Narrowsburg, NY 12764 for a lot line combination of 20-1-7.3 (5.55 acres) and 20-1-7.4 (5.78 acres)

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

Town of Cohecton

2 lot subdivision lot for Dick Hofer, Daub Road. The maps were presented.

RESOLUTION #37-2022

NO OBJECTION

On Motion by Curreri, seconded by Bermudez following resolution was

ADOPTED 5 AYE 0 Nays

RESOLVED, to have no objection for the two lot Hofer subdivision in the Town of Cohecton.

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

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 8:42 pm. All in favor.

Respectfully submitted, Amy Lohmann, Planning Board Clerk

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

September 3, 2022

Kathleen Hector
PO BOX 1
Narrowsburg, NY 12764

Tax ID # 10-3-8 for a 2 lot subdivision

RESOLUTION #27-2022

LEAD AGENCY

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to be lead agency for the application of Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

This is a two-lot subdivision on SBL 10-3-8 one lot being 1.25 acres, and the other being .43 acres.

RESOLUTION #28-2022

SEQRA Approval

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the Part 1 SEQRA for Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #29-2022

SEQRA Approval

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the Part 2 SEQRA with no small impact and no adverse environmental impacts for Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #30-2022

Public Hearing

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

ADOPTED 5 AYE 0 Nays

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Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

Thank you

Sincerely,
Ken Baim

Ken Baim
Deputy 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

September 3, 2022

Neil Hess
8 Elliot Rd
Harrington Park, NJ 07640

Tax ID # 4-1-2 for a special use permit

Neil Hess, 155 Kirk Road, Narrowsburg, NY SBL 4-1-2
Special use permit to change the Jeff Bank to Narrowsburg Veterinary. This is a road side business. The board received a copy of the survey and site plan which describe the driveway, parking, building, and basement use along with offices.

RESOLUTION #31-2022

LEAD AGENCY

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to be lead agency for the application of Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764. SBL 4-1-2

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
John Kaufman	AYE
Barry Becker	AYE
Peter DeAngelis	AYE CARRIED

This is a special use permit to change the Jeff Bank to Narrowsburg Veterinary.

RESOLUTION #32-2022

SEQRA Approval

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the Part 1 SEQRA for Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764. SBL 4-1-2

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE

John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #33-2022

SEQRA Approval

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the Part 2 SEQRA with no small impact and no adverse environmental impacts for Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764. SBL 4-1-2

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #34-2022

Public Hearing

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

ADOPTED 5 AYE 0 Nays

RESOLVED, to set a public hearing for September 27, at 7:20 PM for a special use permit. The applicant will need to send out letters, certified return receipt for Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764. SBL 4-1-2

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

Thank you

Sincerely,
Ken Baim

Ken Baim
Deputy 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

September 3, 2022

Slobodan and Zorica Djuric
79-22 Cyprus Ave
Ridgewood, NY 11385

Tax ID # a lot line combination of 20-1-7.3 (5.55 acres) and 20-1-7.4 (5.78 acres)

Slobodan and Zorica Djuric, 1067 County Road 23, Narrowsburg, NY 12764

RESOLUTION #36-2022
LOT LINE COMBINATION

On Motion by Bermudez, seconded by Curreri following resolution was

ADOPTED 5 AYE 0 Nays

RESOLVED, to approve the lot line combination for Slobodan and Zorica Djuric, 1067 County Road 23, Narrowsburg, NY 12764 for a lot line combination of 20-1-7.3 (5.55 acres) and 20-1-7.4 (5.78 acres)

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE	
Mary Bermudez	AYE	
John Kaufman	AYE	
Barry Becker	AYE	
Peter DeAngelis	AYE	CARRIED

Thank you

Sincerely,
Ken Baim

Ken Baim
Deputy Chairman

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