

TOWN OF TUSTEN PLANNING BOARD, September 27, 2022

A regular meeting of the Town of Tusten Planning Board was held September 27, 2022, at the Tusten Town Hall and via zoom link ID 89713768662, with the following members present:

PRESENT:

Ken Baim (in person)

Barry Becker (in person)

John Kaufman (in person)

Peter DeAngelis (in person)

ABSENT:

Chairman Ed Jackson

Mary Bermudez

Joseph Curreri

OTHERS PRESENT: Amy Lohmann Planning Board Clerk (in person); Crystal Weston Town Clerk (in person), Ken Klein (Town Attorney) and approximately 4 members of the public in person and 3 on zoom.

The public hearing was opened at 7:15 PM for Neil Hess, 155 Kirk Road, Narrowsburg, NY 12764 for the Narrowsburg Veterinary.

Public comment:

Scott Ropke, neighbor concerned if this is a vet or kennel. It will be a vet, and Mr. Ropke is glad to have it next door.

Public hearing closed at 7:25 PM

Public hearing opened for Kathleen Hector, 125 School Street for a subdivision.

Michael Packer representing, \$35.00 advertising fee paid, and return receipts submitted. The shed on the property has been removed.

Public comment: John Hector via zoom stated this property is pending litigation with Federal Judge and it would be inappropriate to proceed at this time. Mr. Hector has asked the board to table this for 90 days. Chairman Baim stated that there is another deed that was not recorded.

Public hearing closed at 7:30 PM

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

Joanne Pentangelo on zoom asked if this meeting would have anything for the Gurdiff Foundation, and that applicant is not on the agenda for tonight.

OLD BUSINESS:

July 2022 minutes:

The setback on Erie Ave for Mr Weiden ~ the resolution is completed for the July minutes

RESOLUTION #38-2022

Approve Minutes

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

ADOPTED 4 AYE 0 Nays

RESOLVED, to approve the July minutes with resolution change.

Roll Call Vote:

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

RESOLUTION #39-2022

Approve Minutes

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

ADOPTED 4 AYE 0 Nays

RESOLVED, to approve the August monthly minutes.

Roll Call Vote:

Ken Baim, Deputy Chairman	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. The 239 has been returned from Sullivan County with local determination. There is adequate parking for this business.

RESOLUTION #40-2022

SPECIAL USE APPROVAL

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

ADOPTED 4 AYE 0 Nays

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

Roll Call Vote:

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

Kathleen Hector, 125 School Street, Narrowsburg, NY 12764 for a two lot subdivision. SBL 10-3-8. This property has a court case and deed not filed. This has been tabled until the federal court decision has been made. The 239 has been returned from Sullivan County with local determination.

RESOLUTION #41-2022
TABLE PUBLIC HEARING

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

ADOPTED 4 AYE 0 Nays

RESOLVED, to table the public hearing on the subdivision until the federal court decision is made. Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

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

NEW BUSINESS:

Charles and Susan Edelson Living Trust, 266 Hankins Road, Narrowsburg, NY
SBL 23-1-4.3, 23-1-4.4, 23-1-4.5, 23-1-4.8

Lot combination for all four lots

RESOLUTION #42-2022
LOT COMBINATION

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

ADOPTED 4 AYE 0 Nays

RESOLVED, to approve the lot combination for Charles and Susan Edelson Living Trust, 266 Hankins Road, Narrowsburg, NY
SBL 23-1-4.3, 23-1-4.4, 23-1-4.5, 23-1-4.8

Roll Call Vote:

Ken Baim, Deputy Chairman	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 John Kaufman, seconded by Barry Becker to close the meeting at 7:45 pm. All in favor. Our next meeting is October 25 at 7:30 PM

Respectfully submitted, Amy Lohmann, Planning Board Clerk

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

September 30, 2022

Kathleen Hector
PO BOX 1
Narrowsburg, NY 12764

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

RESOLUTION #41-2022
TABLE PUBLIC HEARING

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

ADOPTED 4 AYE 0 Nays

RESOLVED, to table the public hearing on the subdivision until the federal court decision is made. Kathleen Hector, 125 School Street, Narrowsburg, NY 12764. SBL 10-3-8

Roll Call Vote:

Ken Baim, Deputy Chairman	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 30, 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

The 239 has been returned from Sullivan County with local determination. There is adequate parking for this business.

RESOLUTION #40-2022
SPECIAL USE APPROVAL

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

ADOPTED 4 AYE 0 Nays

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

Roll Call Vote:

Ken Baim, Deputy Chairman	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 30, 2022

Charles & Susan Edelson
53 Southlawn Avenue
Dobbs Ferry, NY 10522

Tax ID # a lot line combination of SBL 23-1-4.3, 23-1-4.4, 23-1-4.5, 23-1-4.8

Charles and Susan Edelson Living Trust, 266 Hankins Road, Narrowsburg, NY
SBL 23-1-4.3, 23-1-4.4, 23-1-4.5, 23-1-4.8

Lot combination for all four lots

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SBL 23-1-4.3, 23-1-4.4, 23-1-4.5, 23-1-4.8

Roll Call Vote:

Ken Baim, Deputy Chairman	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
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