

TOWN OF TUSTEN PLANNING BOARD, July 25, 2023

A regular meeting of the Town of Tusten Planning Board was held July 25, 2023 at the Tusten Town Hall and via zoom link ID 89713768662, with the following members present:

PRESENT:

Ken Baim
Mary Bermudez

John Kaufman
Peter DeAngelis
Mike Farrell
Brendan Kenny

ABSENT:

Barry Becker

OTHERS PRESENT: Amy Lohmann Planning Board Clerk; Crystal Weston Town Clerk, and approximately 9 members of the public in person and 3 on zoom.

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

RESOLUTION #11-2023

Approve Minutes

On Motion by Farrell, seconded by Bermudez' the following resolution was

ADOPTED 6 AYE 0 Nays

RESOLVED, to accept the March 2023 meeting minutes.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

CORRESPONDENCE:

- Letter from Kerry from the UDC regarding the Narrowsburg Vet- local determination
- Denise Dunley sent letter to the county regarding Bobov and AG district. County responded with local determination.

NEW BUSINESS:

Steve Miss, 22 Skipperene Road, Narrowsburg, NY 12764 for application for gunsmith/dealership of fire arms. This is an unlisted action.

RESOLUTION #11-2023

Lead Agency

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

ADOPTED 6 AYE 0 Nays

RESOLVED, for the Town of Tusten Planning Board to be the lead agency for Steve Miss, Green Acres Gunsmith, 22 Skipperene Road, Narrowsburg NY SBL 1-1-21.6.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #12-2023

SEQRA Approval

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

ADOPTED 6 AYE 0 Nays

RESOLVED, that there are no significant adverse impacts for Steve Miss, Green Acres Gunsmith, 22 Skipperene Road, Narrowsburg NY SBL 1-1-21.6. SEQRA part 1, 2 and 3 were completed.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #13-2023

Public Hearing

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

ADOPTED 6 AYE 0 Nays

RESOLVED, public hearing set for Steve Miss, Green Acres Gunsmith, 22 Skipperene Road, Narrowsburg NY SBL 1-1-21.6 on August 22 at 7:25 PM.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

239 to be sent to the county, UDC and notify Town of Cohecton
Certified return receipts informing the neighbors of the application. Send to all neighbors
within 500 feet and receipts are due back to the planning board at the public hearing

Anthony Marsanico, Barbara Marsanico, and Janet Sgritto, Lake Shore Road,
Narrowsburg NY SBL 15-12-2 & 5-1-13.1 for a subdivision. This is an unlisted action.
Presented by Matthew Sgritto

RESOLUTION #14-2023

Lead Agency

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

ADOPTED 6 AYE 0 Nays

RESOLVED, for the Town of Tusten Planning Board to be the lead agency for Anthony
Marsanico, Barbara Marsanico, and Janet Sgritto, Lake Shore Road, Narrowsburg NY
SBL 15-12-2 & 5-1-13.1 for a subdivision.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #15-2023

SEQRA Approval

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

ADOPTED 6 AYE 0 Nays

RESOLVED, that there are no significant adverse impacts for Anthony Marsanico,
Barbara Marsanico, and Janet Sgritto, Lake Shore Road, Narrowsburg NY SBL 15-12-2
& 5-1-13.1 for a subdivision. SEQRA part 1, 2 and 3 were completed.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #16-2023

Public Hearing

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

ADOPTED 6 AYE 0 Nays

RESOLVED, public hearing set for Anthony Marsanico, Barbara Marsanico, and Janet Sgritto, Lake Shore Road, Narrowsburg NY SBL 15-12-2 & 5-1-13.1 for a subdivision. on August 22 at 7:20 PM.

Roll Call Vote:

Ken Baim, Chairman	AYE	
John Kaufman	AYE	
Mary Bermudez	AYE	
Mike Farrell	AYE	
Brendan Kenny	AYE	
Peter DeAngelis	AYE	CARRIED

Send to UDC

Certified return receipts informing the neighbors of the application. Send to all neighbors within 500 feet and receipts are due back to the planning board at the public hearing

JMP Experiences, Blue Fox Motel, 5708 State Route 97, Narrowsburg, NY
Narrowsburg side of bridge with two dwellings on it. Applicant wants to use the upper parcel for entertainment, food truck, etc. This is a lot combination application for SBL 18-1-30 & 18-1-32. This lot combination is approved.

Kathryn Andrews, 96 Kirk Road, Narrowsburg, NY SBL 8-2-5.2 for Narrowsburg Car Wash / Dog Wash. This is an unlisted action.

This dog was is a 13x8 pre-fab structure, accepts credit card only. The dog wash is not in zoning but it is a service. The dog wash is for the community to bring their dog and bathe it and there will also be grooming station / tools to use.

RESOLUTION #17-2023

Lead Agency

On Motion by Baim, seconded by Farrell the following resolution was

ADOPTED 6 AYE 0 Nays

RESOLVED, for the Town of Tusten Planning Board to be the lead agency for Kathryn Andrews, 96 Kirk Road, Narrowsburg NY SBL 8-2-5.2 for Narrowsburg Car Wash/Dog Wash.

Roll Call Vote:

Ken Baim, Chairman	AYE	
John Kaufman	AYE	
Mary Bermudez	AYE	
Mike Farrell	AYE	
Brendan Kenny	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #18-2023

SEQRA Approval

On Motion by Farrell, seconded by Kenny the following resolution was

ADOPTED 6 AYE 0 Nays

RESOLVED, that there are no significant adverse impacts for Kathryn Andrews, 96 Kirk Road, Narrowsburg NY SBL 8-2-5.2 for Narrowsburg Car Wash/Dog Wash. SEQRA part 1, 2 and 3 were completed.

Roll Call Vote:

Ken Baim, Chairman	AYE	
John Kaufman	AYE	
Mary Bermudez	AYE	
Mike Farrell	AYE	
Brendan Kenny	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #19-2023

Public Hearing

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

ADOPTED 6 AYE 0 Nays

RESOLVED, public hearing set for Kathryn Andrews, 96 Kirk Road, Narrowsburg NY SBL 8-2-5.2 for Narrowsburg Car Wash/Dog Wash on August 22 at 7:15 PM.

Roll Call Vote:

Ken Baim, Chairman	AYE	
John Kaufman	AYE	
Mary Bermudez	AYE	
Mike Farrell	AYE	
Brendan Kenny	AYE	
Peter DeAngelis	AYE	CARRIED

239 to be sent to the county, and send to UDC

Certified return receipts informing the neighbors of the application. Send to all neighbors within 500 feet and receipts are due back to the planning board at the public hearing

Public Comment

Bobov update – there are no updates from the applicant

Board Comment

No other board comments

Adjournment

With no further business or board comment a motion was made by Peter DeAngelis, seconded by Mike Farrell to close the meeting at 8:30 pm. All in favor. Our next meeting is August 22 at 7:30 PM

Respectfully submitted, Amy Lohmann, Planning Board Clerk

TOWN OF TUSTEN PLANNING BOARD

**PO BOX 195
NARROWSBURG, NY 12764**

July 28, 2023

Steve Miss
Green Acres Gunsmith
22 Skipperene Road
Narrowsburg, NY 12764

Tax ID # 1-1-21.6

22 Skipperene Road, Narrowsburg, NY for Green Acres Gunsmith

Steve Miss, 22 Skipperene Road, Narrowsburg, NY 12764 for application for gunsmith/dealership of fire arms. This is an unlisted action.

RESOLUTION #11-2023

Lead Agency

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

ADOPTED 6 AYE 0 Nays

RESOLVED, for the Town of Tusten Planning Board to be the lead agency for Steve Miss, Green Acres Gunsmith, 22 Skipperene Road, Narrowsburg NY SBL 1-1-21.6.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #12-2023

SEQRA Approval

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

ADOPTED 6 AYE 0 Nays

RESOLVED, that there are no significant adverse impacts for Steve Miss, Green Acres Gunsmith, 22 Skipperene Road, Narrowsburg NY SBL 1-1-21.6. SEQRA part 1, 2 and 3 were completed.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE

Mike Farrell	AYE	
Brendan Kenny	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #13-2023

Public Hearing

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

ADOPTED 6 AYE 0 Nays

RESOLVED, public hearing set for Steve Miss, Green Acres Gunsmith, 22 Skipperene Road, Narrowsburg NY SBL 1-1-21.6 on August 22 at 7:25 PM.

Roll Call Vote:

Ken Baim, Chairman	AYE	
John Kaufman	AYE	
Mary Bermudez	AYE	
Mike Farrell	AYE	
Brendan Kenny	AYE	
Peter DeAngelis	AYE	CARRIED

Certified return receipts informing the neighbors of the application. Send to all neighbors within 500 feet and receipts are due back to the planning board at the public hearing

Thank you

Sincerely,

Ken Baim
Chairman

C: 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**

July 28, 2023

Matthew Sgritto
528 Lake Shore Road
Narrowsburg, NY 12764

Tax ID # 15-12-2 & 5-1-13.1

Anthony Marsanico, Barbara Marsanico, and Janet Sgritto, Lake Shore Road, Narrowsburg NY for subdivision

Anthony Marsanico, Barbara Marsanico, and Janet Sgritto, 528 Lake Shore Road, Narrowsburg NY SBL 15-12-2 & 5-1-13.1 for a subdivision. This is an unlisted action. Presented by Matthew Sgritto

RESOLUTION #14-2023

Lead Agency

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

ADOPTED 6 AYE 0 Nays

RESOLVED, for the Town of Tusten Planning Board to be the lead agency for Anthony Marsanico, Barbara Marsanico, and Janet Sgritto, Lake Shore Road, Narrowsburg NY SBL 15-12-2 & 5-1-13.1 for a subdivision.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #15-2023

SEQRA Approval

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

ADOPTED 6 AYE 0 Nays

RESOLVED, that there are no significant adverse impacts for Anthony Marsanico, Barbara Marsanico, and Janet Sgritto, Lake Shore Road, Narrowsburg NY SBL 15-12-2 & 5-1-13.1 for a subdivision. SEQRA part 1, 2 and 3 were completed.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE

Mary Bermudez	AYE	
Mike Farrell	AYE	
Brendan Kenny	AYE	
Peter DeAngelis	AYE	CARRIED

RESOLUTION #16-2023

Public Hearing

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

ADOPTED 6 AYE 0 Nays

RESOLVED, public hearing set for Anthony Marsanico, Barbara Marsanico, and Janet Sgritto, Lake Shore Road, Narrowsburg NY SBL 15-12-2 & 5-1-13.1 for a subdivision. on August 22 at 7:20 PM.

Roll Call Vote:

Ken Baim, Chairman	AYE	
John Kaufman	AYE	
Mary Bermudez	AYE	
Mike Farrell	AYE	
Brendan Kenny	AYE	
Peter DeAngelis	AYE	CARRIED

Send certified return receipts informing the neighbors of the application. Send to all neighbors within 500 feet and receipts are due back to the planning board at the public hearing

Thank you

Sincerely,

Ken Baim
Chairman

C: 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**

July 28, 2023

Meg Sullivan
196 York Lake Estates Road
Barryville, NY 12719

Tax ID # 18-1-30

JMP Enterprise, 5708 State Route 97, Narrowsburg, NY 12764

Narrowsburg side of bridge with two dwellings on it. Applicant wants to use the upper parcel for entertainment, food truck, etc. This is a lot combination application for SBL 18-1-30 & 18-1-32. This lot combination is approved.

Thank you

Sincerely,

Ken Baim
Chairman

C: 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**

July 28, 2023

Kathryn Andrews
1724 County Road 23
Narrowsburg, NY 12764

Tax ID # 8-2-5.2

Kathryn Andrews, 96 Kirk Road, Narrowsburg, NY SBL 8-2-5.2 for Narrowsburg Car Wash / Dog Wash. This is an unlisted action.

RESOLUTION #17-2023

Lead Agency

On Motion by Baim, seconded by Farrell the following resolution was

ADOPTED 6 AYE 0 Nays

RESOLVED, for the Town of Tusten Planning Board to be the lead agency for Kathryn Andrews, 96 Kirk Road, Narrowsburg NY SBL 8-2-5.2 for Narrowsburg Car Wash/Dog Wash.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #18-2023

SEQRA Approval

On Motion by Farell, seconded by Kenny the following resolution was

ADOPTED 6 AYE 0 Nays

RESOLVED, that there are no significant adverse impacts for Kathryn Andrews, 96 Kirk Road, Narrowsburg NY SBL 8-2-5.2 for Narrowsburg Car Wash/Dog Wash. SEQRA part 1, 2 and 3 were completed.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

RESOLUTION #19-2023

Public Hearing

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

ADOPTED 6 AYE 0 Nays

RESOLVED, public hearing set for Kathryn Andrews, 96 Kirk Road, Narrowsburg NY
SBL 8-2-5.2 for Narrowsburg Car Wash/Dog Wash on August 22 at 7:15 PM.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Mary Bermudez	AYE
Mike Farrell	AYE
Brendan Kenny	AYE
Peter DeAngelis	AYE CARRIED

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Thank you

Sincerely,

Ken Baim
Chairman

C: Ben Johnson, Town Supervisor
Jim Crowley, Code Enforcement Officer
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