

PUBLIC HEARING, TOWN OF TUSTEN PLANNING BOARD, September 28, 2021

A regular meeting of the Town of Tusten Planning Board was held September 28, 2021 at the Tusten Town Hall and via zoom, with the following members present:

PRESENT: Ed Jackson, Chairman (zoom)
Ken Baim (zoom)
Mary Bermudez (zoom)
Joseph Curreri (in person)
Sean Harrington (zoom)
Barry Becker (zoom)
John Kaufman (zoom)

ABSENT:

Kathleen Johnson

OTHERS PRESENT: Amy Lohmann Planning Board Clerk (in person); Crystal Weston Town Clerk (in person), Jim Crowley Code Enforcement Officer (in person), Ken Klein Attorney (in person) and approximately 8 members of the public

OPENING ITEMS:

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

Correspondence: NA

Minutes

RESOLUTION #26-2021

ACCEPT MINUTES

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

ADOPTED 7 AYE 0 Nays

RESOLVED, to accept the July 2021, minutes as presented.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE
	CARRIED

OLD BUSINESS:

Solar Panels, Wood Oak Drive ~ the board feels that they are out of compliance and the trees are not all there. A stop work order should be issued and not given a certificate of occupancy. The area is not being maintained and the trees are dying. The board did not approve the sheep.

RESOLUTION #27-2021

Review Agreement

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

ADOPTED 7 AYE 0 Nays

RESOLVED, to have the Code Enforcement Officer pursue what the agreement says to improve the conditions of the solar farm.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE CARRIED

New Business:

Bar Veloce Roof Top Renovations

1st floor plan – stairs to the roof lost seating -moved tables around

Showroom has tables and chairs

Handicapped -the ground was raised so there is no step or grade

Outdoor deck

Stairs are in the middle -enclosed roof

Deck has chairs and tables

Service area -lounge area -lounge chairs

Fire exit stairs are down to grade

There is nothing over the old office

Outdoor seating -comply with pandemic

The railing around the exterior needs thick robust guard center

The roof top will always have 2 employees there. The food prep area is behind the bard

60 plus seats – what about the parking?

Last year the approval was for the 1st floor activity and garage, the 2nd floor deck was not approved. The applicant will need to complete another special use application for the 2nd floor.

About 40 parking spaces

Waiver?

Section 6.2.1 was reviewed that includes the parking, and would this go to the ZBA for a variance? This is a hardship created by the applicant.

The applicant will need a new application, SEQRA and will go back to the engineer for review and the board needs to review. The engineer needs to attest the load for the building. The

architect needs to visit the site and verify from IDC. Last June 2020 the minutes state the parking was a concern and there was 11 parking spaces in the back, 2 employee parking and 2 ADA parking on the side. Changes were made there is only 1 ADA parking spot and how was this allowed building more than what was approved? The building permit was issued for the first floor not the 2nd floor roof top.

The applicant will need to respond to the engineer's concerns.

RESOLUTION #28-2021

Table applicant

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

ADOPTED 7 AYE 0 Nays

RESOLVED, to table this as the applicant needs to respond to the engineer and have new application, current pictures and SEQRA to the Planning Board no later than October 12, 2021.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE CARRIED

Fulton 2 lot subdivision, Hoffman Road Narrowsburg NY
SBL 2-1-20

Indelicato Subdivision currently assessed as one parcel, split by town road naturally. Would like to divide this into 2 parcels for 30 and 38 acres. A certified map is needed, 239 needs to be completed

RESOLUTION #29-2021

SEQRA approval

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

ADOPTED 7 AYE 0 Nays

RESOLVED, to approve the SEQRA for the subdivision and negative declaration.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE CARRIED

RESOLUTION #30-2021

Preliminary Approval

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

ADOPTED 7 AYE 0 Nays

RESOLVED, for preliminary approval and public hearing on October 26 at 7:25 PM.

The 239 review needed, applicant needs to send out certified return receipt letters and a survey to be completed before the next meeting.

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE CARRIED

Jesse and Susan Goller, 274 Lackawaxen Road, Narrowsburg for lot line adjustment /combo of properties.

RESOLUTION #31-2021

Lot Line adjustment

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

ADOPTED 7 AYE 0 Nays

RESOLVED, for lot line adjustment for Jesse and Susan Goller, 274 Lackawaxen Road, Narrowsburg, NY SBL 24-1-12/19.2

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE CARRIED

Katheryn Andrews, 1724 CR 23, Narrowsburg, NY

Property location 13 2nd Street ~ SBL 11-3-1

This property is the Art Peck property and is currently assessed as an autobody shop. The applicant needs a variance from the ZBA and then to return to the Planning Board. The applicant would like to make this an area available for artists, living space, studio, plant shop.

RESOLUTION #32-2021

Referral to ZBA

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

ADOPTED 7 AYE 0 Nays

RESOLVED, for referral to the zoning board of appeals

Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE CARRIED

Rasmussen Building

The applicant wants to make this an eating and drinking establishment. They have not come to the board

CLOSING ITEMS

Our next meeting will be on October 26.

Board Comment

No comment

Adjournment

With no further business or board comment a motion by Ed Jackson, seconded by Joe Curreri go close the meeting at 9:02 pm. All in favor.

Respectfully submitted,

Amy Lohmann, Planning Board Clerk

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

Jesse Goller
274 Lackawaxen Road
Narrowsburg, NY 12764
Tax ID # 24-1-12/19.2

Jesse and Susan Goller, 274 Lackawaxen Road, Narrowsburg for lot line adjustment /combo of properties.

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Roll Call Vote:

Ed Jackson, Chairman	AYE
Ken Baim, Deputy Chairman	AYE
Mary Bermudez	AYE
Joseph Curreri	AYE
Sean Harrington	AYE
John Kaufman	AYE
Barry Becker	AYE CARRIED

Thank you

Sincerely,

Ed Jackson
Chairman

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

