

REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, February 19, 2018

A regular meeting of the Town of Tusten Planning Board was held on February 19, 2018 at the Tusten Town Hall with the following members present:

PRESENT: Ed Jackson, Chairman

ABSENT:

Ken Baim

Mary Bermudez

Doug Goddard

Barry Becker

Georgia Campfield

Joe Curreri

Kathleen Hankins

OTHERS PRESENT: Approximately 9 members of the general public and Don Schmalze- Engineer

The regular meeting was opened at 7:30 PM following the Pledge of Allegiance.

ACCEPT MINUTES

Resolution #01-1

On Motion by Baim, and seconded by Curreri the following resolution was

Adopted 7 Ayes 0 Nays

Resolved to accept the November 2017 minutes. There was no meeting in December 2017 and January 2018.

Correspondence:

12/5 – From Planning Board to Joyce Baronio – lot improvement approval 15-3-1 and 15-3-2

11/20 ~ From Tony Staffieri to Planning Board re: Solar Farm on Woodoak Drive

12/05 ~ From Planning Board to Ana Arvelo for lot improvement approval 15-4-2, 15-4-4, 15-4-3 and 15-4-5

1/26 ~ Lot combination request James and Susan Powell 11-11-7 and 11-11-6 on Delaware Drive

12/08 ~ Lot combination request for William Zaccarri 20-1-7.2, 20-1-8.2

1/26 ~ Lot combination request for Orion Rod and Hunt Club 5-5-1.1, 5-1-1.3, 5-1-1.4, 5-1-1.5, 5-1-1.6, 5-1-1.7, 5-1-1.09, and 5-1-6

1/16~ Kathryn Evans for lot combination request 15-1-18.12, 16-139.1, 16-13-10, 16-13-11.1, 16-13-11.3, Lake Shore Lane

2/12 ~ John Kaufman lot combination request 1-2-15, and 1-2-16 Brook Drive

New Business:

2 lot subdivision – Michael Packer presented regarding Ken Baims property to subdivide at 6162 State Route 97, Narrowsburg, NY SBL 4-1-55

Lot 4-1-55 will have 21.5 acres, and the other lot will be around the house at 6 acres.

SEQRA Approval

Resolution #02-18

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

Adopted 7 Ayes 0 Nays

Resolved for SEQRA approval for Ken Baim, 6162 State Route 97, Narrowsburg, NY, SBL 4-1-55

Preliminary Approval

Resolution #03-18

On Motion by Becker, and seconded by Goodard the following resolution was

Adopted 7 Ayes 0 Nays

Resolved for preliminary approval for Ken Baim, 2 lot subdivision, 6162 State Route 97, Narrowsburg, NY SBL 4-1-55.

The public hearing has been set for March 19 at 7:00 PM.

Delaware Solar Farm, Woodoak Drive, Narrowsburg, NY

Linda from Chasen present, Landscape Architect

Woodoak Drive has 29 acres, SBL 14-1-41.2 and 14-1-41.3. The proposed screening would have a chain link fence and trees (landscape engineers will decide the best hedges for this). The solar panels are ground mounted and will connect to the NYSEG grid. There will only be a concrete pad (no buildings) that holds the equipment. The EAF form has been provided to the board. There are no variances at this time.

Don Schmalze has recommended a chain link fence around this.

Chain Fence Approval

Resolution #04-18

On Motion by Bermudez, and seconded by Jackson the following resolution was

Adopted 7 Ayes 0 Nays

Resolved to accept the chain link fence, black in color and 8 feet tall. The fence will be a bit off the ground.

Lumination – there are no lights

Need to communicate with both the Lava and Narrowsburg FD's regarding placards and address signs. High voltage signs will be on the fence.

There is a vegetative plan with trees being planted 6-8 feet tall and staggering

EAF form – has to effect the entire property

Page 9 – need tax ID

Closure of field – all is appropriate (copy of Jeff Clements decommissioning plan

Decommissioning plan - \$60000.00 with escrow at 2.5% up to \$98317.00 after 20 years

Letter from Ned Lang approving this project

Review of the SEQRA for Woodoak Drive Solar Farm – 29.16 acres.

P. 9 of 13 – add other

13 + acres – buildings, roads, other open areas

Letter F – Change to yes

located same tax parcels, no change to current area and current usage. No solid waste activities within Solar Farm fenced in area

E3 – change to yes p 12 of 13

Peter Dolgos – Delaware River Solar

3 Irving Place

10th Floor

New York, NY 10003

Homeland Farms LLC

60 Lake Street

Narrowsburg, NY 12764

SEQRA Approval

Resolution #05-18

On Motion by Jackson, and seconded by Baim the following resolution was

Adopted 7 Ayes 0 Nays

Resolved for SEQRA approval for Delaware Solar Farm, Woodoak Drive, negative declaration has been declared by the board.

Preliminary Approval

Resolution #06-18

On Motion by Becker, and seconded by Goodard the following resolution was

Adopted 7 Ayes 0 Nays

Resolved for preliminary approval for Delaware Solar Farm, Woodoak Drive. SBL 14-1-41.2 and 14-1-41.3.

The public hearing has been set for March 19 at 7:05 PM.

Check submitted for \$5500.00

Uncle Vinnys Restaurant would like to build an event venue on top of the Tusten Cup. This will have 2 emergency egresses, sprinkler system, and be handicapped accessible. Deliveries will be on Bridge Street, have spoken with Lander in regards to shuttle busing people up to the restaurant if there was an event happening.

Board concerns: Parking issues (new construction on Main Street, new business, density). Owner will need to check with the sewer department about this.

The owner will talk to the Santana's about purchasing the dental office to make it a parking lot, and will talk with the sewer department.

John Kaufman, Brook Drive and Perry Pond, would like to combine lots 1-2-15 and 1-2-16.

Lot combination Approval

Resolution #07-18

On Motion by Hankins, and seconded by Curreri the following resolution was

Adopted 7 Ayes 0 Nays

Resolved to approve the lot combination for John Kaufman, Brook Road and Perry Pond, SBL 1-2-15 and 1-2-16

Kathryn Evans, Lake Shore Lane for a lot combination 15-1-18.12, 16-13-9.1, 16-13-10, 16-13-11.1, and 16-13-11.3

Lot Combination

Resolution #08-18

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

Adopted 7 Ayes 0 Nays

Resolved to accept the lot combination for Kathryn Evans, Lake Shore Lane, 15-1-18.12, 16-13-9.1, 16-13-10, 16-13-11.1, and 16-13-11.3

Orion Rod & Hunt Club, Luxton Lake for a lot combination 5-1-1.1, 5-1-1.3, 5-1-1.4, 5-1-1.5, 5-1-1.6, 5-1-1.7, 5-1-1.9 and 5-1-6.

Lot Combination

Resolution #09-18

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

Adopted 7 Ayes 0 Nays

Resolved to accept the lot combination approval for Orion Rod and Hunt Club, Luxton Lake, 5-1-1.1, 5-1-1.3, 5-1-1.4, 5-1-1.5, 5-1-1.6, 5-1-1.7, 5-1-1.9 and 5-1-6.

William Zaccari, County Road 23 & Weber Road for a lot combination approval SBL 20-1-7.2 and 20-1-8.2.

Lot Combination

Resolution #10-18

On Motion by Hankins, and seconded by Goodard the following resolution was

Adopted 7 Ayes 0 Nays

Resolved to accept the lot combination approval for Willaim Zaccari, County Road 23 & Weber Road, 20-1-7.2 and 20-1-8.2.

James and Susan Powell, Delaware Drive, for a lot improvement approval 11-11-7 and 11-11-6.

Lot Combination

Resolution #11-18

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

Adopted 7 Ayes 0 Naves

Resolved to accept the lot combination approval for James and Susan Powell, Delaware Drive, 11-11-7 and 11-11-6.

Pobleto – need to combine lots 16, 17, and 18 leaving lot 14 separate. SBL 25-1-14

Lot Combination

Resolution #12-18

On Motion by Jackson, and seconded by Bermudez the following resolution was

Adopted 7 Ayes 0 Naves

Resolved to accept the lot combination approval for Pobleto, SBL 25-1-14 to combine lots 16, 17 and 18.

There being no other Board or public comment, on a motion by Goddard, seconded by Curreri, the meeting adjourned at 10:10 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.

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

February 25, 2018

Ken Baim

90 Gables Road

Narrowsburg, NY 1764

The Town of Tusten Planning Board held their monthly meeting on February 19, and the following was resolved:

SEQRA Approval

Resolution #02-18

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

Adopted 7 Ayes 0 Naves

Resolved for SEQRA approval for Ken Baim, 6162 State Route 97, Narrowsburg, NY, SBL 4-1-55

Preliminary Approval

Resolution #03-18

On Motion by Becker, and seconded by Goodard the following resolution was

Adopted 7 Ayes 0 Naves

Resolved for preliminary approval for Ken Baim, 2 lot subdivision, 6162 State Route 97, Narrowsburg, NY SBL 4-1-55.

The public hearing has been set for March 19 at 7:00 PM.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Carol Wingert, Town Supervisor

Gary Amerbach, Code Enforcement Office

Zoning Board of Appeals

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

February 25, 2018

Peter Dolgos – Delaware River Solar
3 Irving Place
10th Floor
New York, NY 10003

The Town of Tusten Planning Board held their monthly meeting on February 19, and the following was resolved:

Chain Fence Approval

Resolution #04-18

On Motion by Bermudez, and seconded by Jackson the following resolution was

Adopted 7 Ayes 0 Nays

Resolved to accept the chain link fence, black in color and 8 feet tall. The fence will be a bit off the ground.

SEQRA Approval

Resolution #05-18

On Motion by Jackson, and seconded by Baim the following resolution was

Adopted 7 Ayes 0 Nays

Resolved for SEQRA approval for Delaware Solar Farm, Woodoak Drive, negative declaration has been declared by the board.

Preliminary Approval

Resolution #06-18

On Motion by Becker, and seconded by Goodard the following resolution was

Adopted 7 Ayes 0 Nays

Resolved for preliminary approval for Delaware Solar Farm, Woodoak Drive. SBL 14-1-41.2 and 14-1-41.3.

The public hearing has been set for March 19 at 7:05 PM.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Carol Wingert, Town Supervisor

Gary Amerbach, Code Enforcement Office

Zoning Board of Appeals Chairman

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

February 24, 2018

John Kaufman

PO BOX 322

Narrowsburg, NY 12764

The Town of Tusten Planning Board held their monthly meeting on February 19, and the following was resolved:

Lot combination Approval

Resolution #07-18

On Motion by Hankins, and seconded by Curreri the following resolution was

Adopted 7 Ayes 0 Nays

Resolved to approve the lot combination for John Kaufman, Brook Road and Perry Pond, SBL 1-2-15 and 1-2-16

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Carol Wingert, Town Supervisor

Gary Amerbach, Code Enforcement Office

Zoning Board of Appeals Chairman

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

February 24, 2018
Kathryn Evans
590 Lake Shore Lane
Narrowsburg, NY 12764

The Town of Tusten Planning Board held their monthly meeting on February 19, and the following was resolved:

Lot Combination

Resolution #08-18

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

Adopted 7 Ayes 0 Nays

Resolved to accept the lot combination for Kathryn Evans, Lake Shore Lane, 15-1-18.12, 16-13-9.1, 16-13-10, 16-13-11.1, and 16-13-11.3

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Carol Wingert, Town Supervisor
Gary Amerbach, Code Enforcement Office
Zoning Board of Appeals Chairman

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

February 24, 2018
Orion Rod & Hunt Club
Angelo DeVagno, President
38 Hoffman Road
Narrowsburg, NY 12764

The Town of Tusten Planning Board held their monthly meeting on February 19, and the following was resolved:

Lot Combination

Resolution #09-18

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

Adopted 7 Ayes 0 Nays

Resolved to accept the lot combination approval for Orion Rod and Hunt Club, Luxton Lake, 5-1-1.1, 5-1-1.3, 5-1-1.4, 5-1-1.5, 5-1-1.6, 5-1-1.7, 5-1-1.9 and 5-1-6.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Carol Wingert, Town Supervisor
Gary Amerbach, Code Enforcement Office
Zoning Board of Appeals Chairman

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

February 24, 2018
William Zaccari
528 18th Street
West Babylon, NY 11704

The Town of Tusten Planning Board held their monthly meeting on February 19, and the following was resolved:

Lot Combination

Resolution #10-18

On Motion by Hankins, and seconded by Goodard the following resolution was

Adopted 7 Ayes 0 Nays

Resolved to accept the lot combination approval for Willaim Zaccari, County Road 23 & Weber Road, 20-1-7.2 and 20-1-8.2.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Carol Wingert, Town Supervisor
Gary Amerbach, Code Enforcement Office
Zoning Board of Appeals Chairman

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

February 24, 2018
James and Susan Powell
204 Delaware Drive
Narrowsburg, NY 12764

The Town of Tusten Planning Board held their monthly meeting on February 19, and the following was resolved:

Lot Combination

Resolution #11-18

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

Adopted 7 Ayes 0 Nays

Resolved to accept the lot combination approval for James and Susan Powell, Delaware Drive, 11-11-7 and 11-11-6.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Carol Wingert, Town Supervisor
Gary Amerbach, Code Enforcement Office
Zoning Board of Appeals Chairman