

REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, February 20, 2017

A regular meeting of the Town of Tusten Planning Board was held on February 20, 2017 at the Tusten Town Hall with the following members present:

PRESENT: Ed Jackson, Chairman

Ken Baim

Mary Bermudez

Doug Goddard

Barry Becker

Joe Curreri

Kathleen Hankins

ABSENT:

Georgia Campfield

OTHERS PRESENT: Approximately 2 members of the general public

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

ACCEPT MINUTES

Resolution #08-17

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

Adopted 7 Ayes 0 Nays

Resolved to accept the January 2017 minutes.

Correspondence:

1/23 ~ Karpinski and Krauth lot approval

1/23 ~ Brenden Weiden – changes to Union approved

1/23 ~ Andi and Maria Tocaj lot improvement approval

1/23 ~ Patricia and Thomas Williams lot improvement approval

1/29 ~ Ron and Maureen Germinder

1/8 ~ Jeannette Klug inquired about subdividing a lot that is only 5.73 acres via letter to Ed Jackson.

New Business:

Lot Improvement – Janet and James Sgritto, 536 Lake Shore Lane, Narrowsburg, NY

Mailing address: 25-76 45th Street, Astoria, NY 11103

SBL combination of 15-1-18.3 & 15-10-10.

Lot improvement # 17-002

Lot Improvement Approval

Resolution #09-17

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

Adopted 7 Ayes 0 Nays

Resolved for lot improvement approval for James and Janet Sgritto, 536 East Shore Lane, Narrowsburg, NY, SBL 15-1-18.3 and 15-10-10.

John Fuller, Engineer, presenting the Landers Lodge, 5666 State Rte 97. This is a ten unit motel, 4 unit motel, three seasonal cabins, house and restaurant. Megan Sullivan and George, JMP Enterprises 505 Greenwich St ~ Apt 4E ~ New York, NY 10013 were present also who are in the process of purchasing this property. They are requesting a special use permit to open this business up. They will open as is with no significant improvements. They will do gravel parking lot, landscaping and lighting plans. They have approached the health department already. They will be keeping the bar/restaurant on the left side and the right side will be for events. The plan is to keep this open year round. The buildings will need cosmetic upgrades. There are 3 septic's on the premise that will need health department approval.

The SBL for this property is 18-1-32

SEQRA Approval

Resolution #10-17

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

Adopted 7 Ayes 0 Nays

Resolved to accept the SEQRA and declare lead agency for John Fuller for the Landers Lodge Property at 5666 State Route 97.

Application Approval

Resolution #11-17

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

Adopted 7 Ayes 0 Nays

Resolved to accept the application from John Fuller for a special use permit. The public hearing has been set for March 20 at 7:20 PM.

17-003 – pd \$135, ck # 1369

John Fuller ~ 4 South Street, Port Jervis, NY 12771

JMP Enterprise ~ 505 Greenwich St, Apt 4E, New York, NY 10013

Lot Improvement

Resolution #12-17

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

Adopted 7 Ayes 0 Nays

Resolved to accept the lot improvement for Ron and Maureen Germinder, 208 Mahls Pond Road, Narrowsburg, NY ~~ SBL 20-1-26.1 and 20-1-26.3.

Mailing address: 42 3rd Street, Fanwood, NJ 07023

There being no other Board or public comment, on a motion by Jackson, seconded by Goddard, the meeting adjourned at 8:35 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.

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

February 24, 2017

James and Janet Sgritto

25-76 45th Street

Astoria, NY 11103

The Town of Tusten Planning Board held their monthly meeting on February 20, and the following was resolved:

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Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

c: Carol Wingert, Town Supervisor

Gary Amerbach, Code Enforcement Office

Sue Cole, Zoning Board of Appeals Chairman

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

February 24, 2017

John Fuller

4 South Street

Port Jervis, NY 12771

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PO BOX 195
Narrowsburg, NY 12764

February 24, 2017

Ron and Maureen Germinder
42 3rd Street
Fanwood, NJ 07023

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

February 24, 2017

Philip and Patricia South
39 Deep Hollow Hill Road
Narrowsburg, NY 12764

As per our meeting on February 21, we have agreed on the extension which will conclude on June 29. This is in regards to your property at 20 5th Street, SBL 9-10-10.1.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

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