

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

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

PRESENT: Ed Jackson, Chairman

Ken Baim

Doug Goddard

Barry Becker

Joe Curreri

Kathleen Hankins

ABSENT:

Mary Bermudez

Georgia Campfield

OTHERS PRESENT: Approximately 7 members of the general public

The public hearing was opened for JMP Experiences at 7:15 PM. This is for a special use permit at 5666 State Route 97, Narrowsburg.

John Fuller, Engineer states that their intention is to re-open as is with only cosmetic construction.

The County has no comment regarding the 239 report. In a letter from the NYS DEC there are some concerns:

- The bridge on State Route 97 and Brook Road is being replaced in 2018
- The right of way is up to the front of the restaurant building
- The sign will need to be removed due to the detour
- Would need a use & occupancy permit
- Highway work permit

There is no entrance access on the sides of the building, only the front. There are no current handicapped parking spots or handicapped hotel rooms. This will be part of the construction.

Public hearing closed at 7:25 PM

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

ACCEPT MINUTES

Resolution #13-17

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

Adopted 6 Ayes 0 Nays

Resolved to accept the February 2017 minutes with one addition, George from JMP Experiences – his last name is Neves.

Correspondence:

1/24 ~ James and Janet Sgritto – lot improvement approval

1/24 ~ John Fuller – SEQRA and application approval

1/24 ~ Ron and Maureen Germinder lot improvement approval

1/24 ~ Philip and Pat South – extension to 6/29

1/24 ~ Juliette Hermant – requesting extension

3/8 ~ NYS DOT re: JMP application

3/20 ~ Petes Sunoco Station re: sign and decals

3/20 ~ JMP Experiences – 239 local determination

Old Business:

JMP Experiences, 5666 State Route 97, Narrowsburg, NY ~

Have to follow what NYS DOT says

County feels that this is an addition to the town

Special Use Approval

Resolution #14-17

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

Adopted 6 Ayes 0 Nays

Resolved to approve the special use permit at 5666 State Route 97 for an eating and drinking establishment. The SBL for this property is 18-1-32

The Planning Board will need a letter from the State once the bridge is completed.

Petes Market Sunoco Gas Station

The board reviewed the decals that were submitted. The sign will also be taller than originally planned.

Approval

Resolution #15-17

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

Adopted 6 Ayes 0 Nays

Resolved to approve the canopy changes for Petes Sunoco Station and approve the decals as submitted. SBL 8-2-5.1

Construction Extension approval

Resolution #16-17

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

Adopted 6 Ayes 0 Nays

Resolved to approve a construction extension approval request from Juliette Hermant Fish & Bicycle Eating and Drinking Establishment until October 1, 2017 and serious construction must begin by then. There will be no more extensions.

PO BOX 342

Lot Improvement Approval

Resolution #17-17

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

Adopted 6 Ayes 0 Nays

Resolved to approve the lot improvement for Beaver Brook Rod and Gun Club, 18 Deep Hollow Road. SBL 19-1-14 & 22.1-18.3

Lot Improvement

Resolution #18-17

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

Adopted 6 Ayes 0 Nays

Resolved to accept the lot improvement for Richard Maloney, 22 Lucky Lane, Narrowsburg, NY ~~ SBL 15-4-17, 15-4-7.3, 15-4-7.4, 15-4-22, 15-5-1 and 15-5-2.

Lot Improvement

Resolution #19-17

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

Adopted 6 Ayes 0 Nays

Resolved to accept the lot improvement for Matthew Singleton & Joshua Weaver, 345 Evergreen Lane, Narrowsburg, NY ~~ SBL 17-1-3.10 & 17-1-3.11

Lot Improvement

Resolution #20-17

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

Adopted 6 Ayes 0 Nays

Resolved to accept the lot improvement for Steven & Donna Genchi, 10 Brook Road & Perry Pond Rd, Narrowsburg, NY ~~ SBL 1-2-12 & 1-2-13

There being no other Board or public comment, on a motion by Jackson, seconded by Goddard, the meeting adjourned at 8:00 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.

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

February 24, 2017
John Fuller
4 South Street
Port Jervis, NY 12771

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

Special Use Approval

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The Planning Board will need a letter from the State once the bridge is completed.

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

March 22, 2017
Petes Market
120 Kirk Road
Narrowsburg, NY 12764

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

Approval

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Thank you

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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

March 22, 2017
Juliette Hermant
PO BOX 342
Narrowsburg, NY 12764

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Gary Amerbach, Code Enforcement Office
Sue Cole, Zoning Board of Appeals Chairman

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

March 22, 2017
Beaver Brook Rod & Gun Club
JP Lang
PO BOX 22
Yulan, NY 12732

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

March 22, 2017
Richard Maloney
22 Lucky Lane
Narrowsburg, NY 12764

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Gary Amerbach, Code Enforcement Office

Sue Cole, Zoning Board of Appeals Chairman

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

March 22, 2017

Matthew Singleton & Joshua Weaver

971 President St.

Apt 2

Brooklyn, NY 11215

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

March 22, 2017

Steven & Donna Genchi
10 Brook Rd & Perry Pond Rd
Narrowsburg, NY 12764

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