

**REGULAR MEETING, TOWN OF TUSTEN PLANNING BOARD, March 19, 2018**

A regular meeting of the Town of Tusten Planning Board was held on March 19, 2018 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 11 members of the general public and Don Schmalze- Engineer

(Ken excused himself from public hearing) The public hearing was opened for Ken Baim, 6162 State Route 97, Narrowsburg, NY at 7:00 PM. This is for a two lot subdivision SBL 4-1-55.

There was no public comment or board comment.

Close hearing

Resolution #13-18

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

**Adopted 5 Ayes 0 Nayes**

**Resolved** to close the public hearing for Ken Baim.

Public hearing opened for Woodoak Solar Farm, Arena Court, Narrowsburg, NY SBL 14-1-41.2 and 14-1-41.3 @ 7:05 PM

Linda from Landscape Arcitect presented for the Woodoak Solar Farm. This solar farm will be on private property surrounded by a chain link fence with spruce or juniper trees at are 8-10 feet tall. The solar panels are 4 feet off the ground. Delaware Solar will maintain the tree line so they do not entrude on power lines. Public comment regarding the 30 year lease and if it went into foreclosure who would it go to? The public can subscribe to DRS for a discount on their NYSEG bill. Emergency plans were sent to the Narrowsburg and Lava Fire Departments with concerns about access if there was a brush fire and both Fire Departments will have access. There will be a walk thru once it is built. If there was a grass / brush fire it would have to be 1800 degrees or higher to

damage a panel. If a panel gets destroyed by mother nature (hail) the other panels will continue to work. Public comment included about if taxes would raise or pay the same to the neighbors? The existing road will be used and it should not generate more traffic. The construction will take about 3 months.

### **Close hearing**

Resolution #14-18

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

**Adopted 6 Ayes 0 Nays**

**Resolved** to close the public hearing for Delaware Solar.

The regular meeting was opened at 7:35 PM following the Pledge of Allegiance.

### **ACCEPT MINUTES**

Resolution #15-18

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

**Adopted 6 Ayes 0 Nays**

**Resolved** to accept the February 2018 minutes.

### **Correspondence:**

2/25 ~ From Planning Board to Ken Baim for SEQRA approval and preliminary approval SBL 4-1-55.

2/25 ~ From Planning Board to Delaware River Solar approving the black chain link fence, SEQRA and preliminary approval

2/24 ~ Lot combination approval James and Susan Powell 11-11-7 and 11-11-6 on Delaware Drive

2/24 ~ Lot combination approval for William Zaccarri 20-1-7.2, 20-1-8.2

2/24 ~ Lot combination approval 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

2/24~ Kathryn Evans for lot combination approval 15-1-18.12, 16-139.1, 16-13-10, 16-13-11.1, 16-13-11.3, Lake Shore Lane

2/24 ~ John Kaufman lot combination approval 1-2-15, and 1-2-16 Brook Drive

2/25~ Public hearing notices for Ken Baim and Delaware River Solar

### **New Business:**

Resolution #16-18

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

#### **Adopted 6 Ayes 0 Naves**

**Resolved** to accept \$5500.00 from Delaware River Solar for engineering and legal fees.

### **Lead Agency**

Resolution #17-18

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

#### **Adopted 6 Ayes 0 Naves**

**Resolved** for that the Planning Board be lead agency for the Delaware River Solar project.

### **Subdivision Approval**

Resolution #18-18

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

#### **Adopted 5 Ayes 0 Naves**

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

Check received for \$100.00

The board received the certified letter receipts from the Delaware River Solar for the Woodoak Drive farm.

### **Solar Farm Approval**

Resolution #19-18

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

#### **Adopted 6 Ayes 0 Naves**

**Resolved** to accept the Delaware River Solar Farm on Woodoak Drive.

Amy Yoes & George Colombo, 108 Main Street, Narrowsburg would like to continue their project with the barn. Parking will be used in the public parking area behind the bank. The board needs a copy of the deed showing the right of way due to it is a combined area with the funeral home. The agreement should be on the maps. Deliveries will be on the side across from the mill.

### **SEQRA Approval**

Resolution #20-18

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

#### **Adopted 6 Ayes 0 Nays**

**Resolved** for SEQRA approval for Amy Yoes Barn -SBL 9-10-11.1 and the board will be the lead agency.

### **Preliminary Approval**

Resolution #21-18

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

#### **Adopted 6 Ayes 0 Nays**

**Resolved** for preliminary approval for Amy Yoes & George Colombo, 108 Main Street for a special use permit. The board needs to see the deed and driveway access. SBL 9-10-11.1

The public hearing has been set for April 16 at 7:20 PM. Certified letters need to be sent to neighboring properties within 500 feet.

### **Lot combination Approval**

Resolution #22-18

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

#### **Adopted 6 Ayes 0 Nays**

**Resolved** to approve the lot combination for Robert Turso and Francis Loshen Turso, 25 & 33 Mahls Pond Road, SBL 20-1-34 & 20-1-35.

There being no other Board or public comment, on a motion by Goddard, seconded by Curreri, the meeting adjourned at 8:30 PM. Respectfully submitted, Amy M. Lohmann, Board Clerk.

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

April 2, 2018  
Ken Baim  
90 Gables Road  
Narrowsburg, NY 1764

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

**Subdivision Approval**

Resolution #18-18

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

**Adopted 5 Ayes 0 Nays**

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

Check received for \$100.00

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

April 2, 2018

Peter Dolgos – Delaware River Solar  
33 Irving Place  
10<sup>th</sup> Floor  
New York, NY 10003

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

Resolution #16-18

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

Adopted 6 Ayes 0 Nays

Resolved to accept \$5500.00 from Delaware River Solar for engineering and legal fees.

**Lead Agency**

Resolution #17-18

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

Adopted 6 Ayes 0 Nays

Resolved for that the Planning Board be lead agency for the Delaware River Solar project.

**Solar Farm Approval**

Resolution #19-18

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

Adopted 6 Ayes 0 Nays

Resolved to accept the Delaware River Solar Farm on Woodoak Drive.

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

April 2, 2018

Amy Yoes & George Colombo  
88 Cranberry Street  
Brooklyn, NY 11201

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

**SEQRA Approval**

Resolution #20-18

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

**Adopted 6 Ayes 0 Nays**

**Resolved** for SEQRA approval for Amy Yoes Barn -SBL 9-10-11.1 and the board will be the lead agency.

**Preliminary Approval**

Resolution #21-18

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

**Adopted 6 Ayes 0 Nays**

**Resolved** for preliminary approval for Amy Yoes & George Colombo, 108 Main Street for a special use permit. The board needs to see the deed and driveway access. SBL 9-10-11.1

The public hearing has been set for April 16 at 7:20 PM. Certified letters need to be sent to neighboring properties within 500 feet.

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

April 2, 2018  
Robert Turso  
Francis Lohen-Turso  
354 McKinnley PL  
Ridgewood, NJ 07450

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

**Lot combination Approval**

Resolution #22-18

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

**Adopted 6 Ayes 0 Naves**

**Resolved** to approve the lot combination for Robert Turso and Francis Loshen Turso, 25 & 33 Mahls Pond Road, SBL 20-1-34 & 20-1-35.

Thank you

Sincerely,

Ed Jackson

Ed Jackson, Chairman

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