

TOWN OF TUSTEN PLANNING BOARD, January 24, 2023

A regular meeting of the Town of Tusten Planning Board was held January 24, 2023 at the Tusten Town Hall and via zoom link ID 89713768662, with the following members present:

PRESENT:

Ken Baim
Mary Bermudez via zoom – can not vote
Barry Becker
John Kaufman
Peter DeAngelis
Mike Farrell
Brendan Kelly

ABSENT:

OTHERS PRESENT: Amy Lohmann Planning Board Clerk; Crystal Weston Town Clerk, and approximately 50 members of the public in person and 17 on zoom.

The public hearing was opened at 7:15 PM for Bobov Yeshiva, 189 Blind Pond Road, Narrowsburg, NY SBL 21-1-1, 5.1, 19.1

Members of the public (Jaye Nydick, Star Hess, Naomi Holloch, Max Lerner, Jason Simon, Jerreld Lerner, Dan Alegratchui, Steve Delpinto, Abraham, John Senlock, Doug Goddard, Patrick Harrison, Pessy Faston, Joseph Spiel, Joanne Pentangelo, Richard Norton, Steven Barah, Joel Rosenfeld spoke at the public hearing with their concerns:

- ~ the full EAF should be completed
- ~Wet lands delination
- ~What is the estimated water usage
- ~Environmental impact
- ~Increase in traffic
- ~Impact statement should be completed
- ~Species need proper review
- ~Adverse effects hold to the highest standards
- ~Outdoor lighting, water, sound changes the area
- ~Nothing positive – application should be denied
- ~Property Manager in the Town of Woodbury for Yesheiva Boys – these are young boys to be young men. The owners would do anything for staff and students. There is no drinking or drugs- the boys are well behaved
- ~Concerned about hygiene
- ~ concerns about the dam – has flooded twice in 2 years
- ~Neighbors enjoy the silence of the neighborhood – the retreat would change the quality of life
- ~Many buildings on the property some are in disrepair
- ~ Son has attended the retreat in Brooklyn, there is extra effort put into the teaching, support for the summer program, Rabii Ruben works closely with community and school staff
- ~Students are very well behaved, no garbage around, students are inside studying and learning

- ~Changes the character of the neighborhood, does not see this as an essential to the neighborhood
- ~Concerns about who oversees the dam repair
- ~Concerns about lighting, noise, signage
- ~Full SEQRA needs to be done
- ~Protect what is there now
- ~The negative declaration has already been completed, the wells and sewer permits would be issued from the Sullivan County Department of Health and these need to be addressed, there is no specific new development to effect wildlife, the lighting would be downward lighting, no disturbance to the wetland delineation, change to the neighborhood this is only during the summer months, no recreating outside, people on site would be inside studying there would be no significant impact on the neighborhood
- ~the dam has not been fixed by current owners or previous owners
- ~this project started many months ago, the board and neighbors have made recommendation to the applicant and these recommendations have been met, there is a dam analysis and it is classified as a class b which would be property damage, the dam has to be fixed. This is a learning camp where there is praying, learning, no outdoor public address system and no plan for outdoor speakers, only used during the summer the outside lighting would be off for 10 months
- ~concerns about the leach fields, arsenic water – need full assessment of property and DEC reports

RESOLUTION #01-2023

CLOSE PUBLIC HEARING

On Motion by Kaufman, seconded by Farrell the following resolution was

ADOPTED 6 AYE 0 Nays

RESOLVED, to close the public hearing at 8:23 PM

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
John Kaufman	AYE
Barry Becker	AYE
Mike Farrell	AYE
Brendan Kelly	AYE
Peter DeAngelis	AYE CARRIED

Regular Meeting was called to order at 8:24 pm by Chairman Baim, following the Pledge of Allegiance

RESOLUTION #02-2023

Approve Minutes

On Motion by DeAngelis, seconded by Kaufman the following resolution was

ADOPTED AYE Nays

RESOLVED, this will need to be done at the next meeting as we have many new members who have not seen the minutes from December.

Roll Call Vote:

Ken Baim, Chairman	AYE
John Kaufman	AYE
Barry Becker	absent last meeting
Mike Farrel	New to the board
Brendan Kenny	new to the board
Peter DeAngelis	AYE

CORRESPONDENCE:

Received correspondence from Sullivan County Planning and UDC that this project does not need their review as it is not in the river corridor or near County Roads.

Joseph Curreri Resigned

OLD BUSINESS:

Bobov Yeshiva Educational Center, 189 Blind Pond Road, Narrowsburg, NY SBL 21-1-1, 5.1, 19.1. There were many active comments during the public hearing to be reviewed.

RESOLUTION #03-2023**Table application**

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

ADOPTED 6 AYE 0 Nays

RESOLVED, to table the board decision so review the comments from the public hearing can be completed.

Roll Call Vote:

Ken Baim, Deputy Chairman	AYE
John Kaufman	AYE
Barry Becker	AYE
Mike Farrell	AYE
Brendan Kelly	AYE
Peter DeAngelis	AYE CARRIED

The next meeting will be on February 28.

Board Comment

No other board comments

Adjournment

With no further business or board comment a motion was made by Mike Farrel, seconded by John Kaufman to close the meeting at 8:30 pm. All in favor. Our next meeting is February 28 at 7:30 PM

Respectfully submitted, Amy Lohmann, Planning Board Clerk