



**VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
PHONE: 845-246-2321 FAX: 845-246-0887**

**Planning Board Meeting and Public Hearings  
November 12, 2025  
Minutes**

**Present:** Planning Board – Dara Ellenbogen, Mike Karashay, Bill Barr, Anne Meiswinkel

**Absent:** Lisa Mayone

**Others:** Eyal Saad, Andrew Zink

**PUBLIC HEARING**

**25 SOUTH PARTITION STREET**

No One from the Public showed up to the Public Hearing.

**REGULAR MEETING**

**Dara Ellenbogen presented the minutes for October 8, 2025, for approval, Bill Barr made the motion to approve the minutes for October 8, 2025, amending the word action be added after the word unlisted, meeting. Mike Karashay seconded the motion to approve the minutes for October 8, 2025, meeting. All in favor, The motion carried.**

**25 South Partition Street**

**Site Plan and Special Use Permit**

Dara Ellenbogen asked if there were any comments on the application for 25 S Partition Street, Eyal stated that Ulster County Planning Board referral decision was no county impact. Dara then read SEQRA part 2 and part 3, see attached.

**Mike Karashay made a motion that the lead agency has a negative declaration for the SEQRA review for 25 S Partition Street, Bill Barr seconded the motion that the lead agency has a negative declaration for the SEQRA review for 25 S Partition Street. All in favor, motion carried.**

Discussion on the need for any restrictions, the applicant was asked if they were lights or indicator light or flashing lights on the unit being installed.

**Dara Ellenbogen presented the approval of the Site Plan and Special Use Permit for 25 South Partition Street, Bill Barr made the motion to approve the Site Plan and Special Use Permit for 25 South Partition Street, Anne Meiswinkel seconded the motion to approve the Site Plan and Special Use Permit for 25 South Partition Street. All in favor, motion carried.**

Dara asked the board if there were any other topics to be discussed, Eyal suggested that the next meeting should start training for the winter months, the applications will slow down.

**Mike Karashay made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Bill Barr. All in Favor. The motion carried unanimously. The meeting adjourned at 6:38pm.**

The date of the next Planning Board meeting is **December 10,2025 at 6:30pm**

Submitted by Peggy Melville November 13, 2025

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***Short Environmental Assessment Form***  
***Part 3 Determination of Significance***

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.		
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.		
Village of Saugerties Planning Board		November 12, 2025	
Name of Lead Agency		Date	
Dara Ellenbogen		Chair	
Print or Type Name of Responsible Officer in Lead Agency		Title of Responsible Officer	
<u>Dara Ellenbogen</u>			
Signature of Responsible Officer in Lead Agency		Signature of Preparer (if different from Responsible Officer)	