



VILLAGE OF SAUGERTIES  
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## Planning Board Meeting March 10, 2021 Minutes

Due to the COVID19 pandemic and the Governor's Executive Order 202 regarding open meetings, this meeting was held via Webex. The connection information was broadcast online for residents to participate.

**Present:** Planning Board – Mary Leahy, Marilyn Daley, Michael Karashay, Erik Johnson, Andrew Zink, Doug Mulqueen  
**Others:** Eyal Saad, Ben Neidl, Richard Ruth, Ed Cooper, Mike Moriello, Alan Kessler, Matthew Mason, Khattar Elmassalemah, Dan McCarthy, William Laredo

**Douglas Mulqueen** was introduced and sworn in as a member of the Planning Board.

**Erik Johnson** opened the Planning Board meeting at 6:30pm.

**Erik Johnson** presented the minutes from the February 10, 2021 Planning Board Meeting.

**Andrew Zink** made a motion to approve the minutes from February 10, 2021 as presented. **Marilyn Daley** seconded the motion to approve the minutes from February 10, 2021 as presented. The motion carried unanimously.

### **Bluestone Roasting Company – Resolution #1 for Site Plan Approval**

The Bluestone Roasting Company – Site Plan was approved at the February 10th Village Planning Board Meeting. Resolution #1 memorializes that decision.

**Andrew Zink** made a motion to accept Resolution #1 for the Bluestone Roasting Company Site Plan application approval. **Erik Johnson** seconded the motion to accept Resolution #1 for the Bluestone Roasting Company Site Plan application approval. The motion carried unanimously.

### **Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision**

The Public Hearing will remain open for the April 14<sup>th</sup> meeting.

Architectural drawings were requested to be submitted for the next meeting.

There is 30 days allowed for interested agencies to respond. An escrow account for \$1500 will be set up to cover the expense of having an independent review of the plans.

**Mary Leahy** made a motion to keep the Public Hearing open through the April 14<sup>th</sup> meeting. **Andrew Zink** seconded the motion to keep the Public Hearing open through the April 14<sup>th</sup> meeting. The motion carried unanimously.

### **Helsmoortel/Kessler 6 First Street Site Plan**

Allen Kessler spoke regarding the property being a 4unit apartment building in the B1 district which only allows 4-family homes with a special use permit. Matthew Mason is the Architect for the 6 First Street Application. He stated that there are two off street paved parking spaces and reasonable side and rear yard setbacks the 4<sup>th</sup> unit is a studio apartment. Most of the property is fenced. Two large refuse containers are on the side of the house, no dumpster.

The application is an unlisted action for SEQRA and the Village Planning Board will be Lead Agency on the project. **Mary Leahy made a motion for the Village Planning Board to act as lead agency for the 6 First Street Site Plan application. Eric Johnson seconded the motion for the Village Planning Board to act as lead agency for the 6 First Street Site Plan Application. The motion carried unanimously.**

The application will be forwarded to Ulster County Planning Board and the Village Fire Department for review.

**Mary Leahy made a motion to set a Public Hearing for the 6 First Street Site Plan application for April 14<sup>th</sup> at 6:30pm. Andrew Zink seconded the motion to set a Public Hearing for 6 First Street Site Plan application for April 14<sup>th</sup> at 6:30pm. The motion carried unanimously.**

### **Ankur Rao Real Estate – 317 Main Street Commercial Site Plan**

**Khattar Elmassalemah** from Praetorius and Conrad presented the site plan for 317 Main Street located in the B1 and Historic District. The existing 1500 square foot building will be expanded with an extension and second floor addition. The second floor would have 2 apartment units. The architecture of the building would match the historic area. Photos of historic buildings that were previously in the same location were displayed. The property next door on Market Street is also owned by the applicant and would provide an easement to the parking area in the rear of the building. The building would wrap around the corner and the sidewalk area would be paved with pavers.

Fifteen parking spaces would be available for the 2800 square feet of retail space and 2 residential apartment units above. The parking in the rear would be for the 2 apartments and the front area would be for the retail space. An explanation of the parking requirements which apply to this property was requested -

Code 210-31 Off Street Parking Section B states – *No off-street parking shall be required for any use in the B1 District, except for residential uses that shall provide one off-street parking space for every two dwelling units.*

**Attorney Ben Neidl** will review the requirements and provide an interpretation.

**Eyal Saad** has concerns regarding the few parking spaces at the front of the retail store being too close to the street corner. It would be dangerous to back out of the spaces directly into oncoming traffic from Main Street and Market Street. The Planning Board has the ability to waive or modify the parking requirements in each case. Lighting will be provided for the parking area along with motion detectors in the rear parking area for the apartment units.

The application will be forwarded to the Historic Review Board, Ulster County Planning Board and NYS Department of Transportation for review.

**Andrew Zink made a motion for the Village Planning Board to act as lead agency for the 317 Main Street Commercial Site Plan application. Eric Johnson seconded the motion for the Village Planning Board to act as lead agency for the 317 Main Street Site Plan Application. The motion carried unanimously.**

**Mary Leahy made a motion to set a Public Hearing for the 317 Main Street Commercial Site Plan for April 14<sup>th</sup> at 6:30pm. Erik Johnson seconded the motion to set a Public Hearing for the 317 Main Street Commercial Site Plan for April 14<sup>th</sup> at 6:30pm. The motion carried unanimously.**

### **Michael Persico 6 & 8 South Partition Street Lot Line Revision**

Dan McCarthy from Praetorius and Conrad presented the application from for a lot line change at 6 & 8 South Partition Street. The parcels are located in the B1 district.

EAF part 1 for SEQR should be submitted for this unlisted action to be forwarded to the UCPB. Parcel one has a residence and parcel 2 is a vacant land. Parcel 2 is not big enough to be a building lot. It is proposed to combine both lots to become one property. The driveway for the combined property will be in the rear of the property on McDonald Street.

The lot line revision should be forwarded to the UCPB. A Public Hearing is not required since it is less than 1 acre and it is not creating a nonconforming lot. It meets the requirements of the B1 district.

The Board members determined that the application should be forwarded to UCPB for review.

Dan McCarthy will provide the EAF form for the UCPB referral.

### **Monica Malarczyk 4 & 8 Burt Street Lot Line Revision**

Khattar Elmasseleh from Praetorius and Conrad presented the lot line revision application for Monica Malarczyk 4 & 8 Burt Street in the Planned Waterfront district.

A house is to be built on the top of the property after the lot line revision. The two properties are across from the Esopus Creek and the Steamboat Co.. The application will need to be referred to the Waterfront Advisory Board for review and the Historic Review Board for the structure only. The size of the lot exceeds the minimum 6000 square ft and would be considered a minor subdivision. A Public Hearing will be required.

The sewer near the property is a Town line. The Village Wastewater Department should be notified of the addition of a new structure.

Notices will be forwarded to UCPB, Waterfront Advisory Board, Fire Department and Wastewater Dept.

**Eric Johnson made a motion for the Village Planning Board to act as lead agency for the 4 & 8 Burt Street Lot Line Revision application. Andrew Zink seconded the motion for the Village Planning Board to act as lead agency for the 4 & 8 Burt Street Lot Line Revision application. The motion carried unanimously.**

**Mary Leahy made a motion to set a Public Hearing for the 4 & 8 Burt Street Lot Line Revision application for April 14<sup>th</sup> at 6:30pm. Doug Mulqueen seconded the motion to set a Public Hearing for the 4 & 8 Burt Street Lot Line Revision application at 6:30pm. The motion carried unanimously.**

**Eric Johnson made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded Andrew Zink. The motion carried unanimously. The meeting adjourned at 7:46 pm.**

**The date of the next Planning Board meeting is Wednesday April 14, 2021 at 6:30pm.**

Chairperson Mary Leahy has submitted her letter of resignation from the Village of Saugerties Planning Board as of March 15<sup>th</sup>, 2021.

Thank you, Mary for your dedication and hard work on behalf of the Planning Board.

Submitted

Lisa Mayone

March 22, 2021