



VILLAGE OF SAUGERTIES
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Planning Board Meeting and Public Hearings
June 9, 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 –Michael Karashay, Erik Johnson, Doug Mulqueen, Andrew Zink, Dara Ellenbogen
Others: Eyal Saad, Ben Neidl, Don Hackett, Khattar Elmassalemah, Richard Ruth, Ed Cooper, Bob Sircusano, Michael Lockwood

Michael Karashay opened the **Planning Board Public Hearings** at 6:30pm.

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

There were no callers on the Webex call to comment on the Esopus Icehouse project.

Mike Karashay stated that the escrow account has been set up and it is to be determined which engineering firm will be selected.

The comments from the Fire Department have been received. Verification from DEC that the application for stream disturbance were not complete. The Ulster County Planning Board required the DEC permit. **Richard Ruth** stated that a response package is being prepared to address the DEC application issues.

Eric Johnson made a motion to keep the Public Hearing for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision application open until the July 14th meeting. Dara Ellenbogen seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision application open until the July 14th meeting. The motion carried unanimously.

Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use

There were no callers on the Webex call to comment on the Sawyer Brothers 190 Ulster Avenue project.

Michael Lockwood submitted an updated lighting plan and has received the comments for the Ulster County Planning Board. Fire Department response is pending.

Andrew Zink made a motion to keep the Public Hearing for the Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use application open until the July 14th meeting. Dara Ellenbogen seconded the motion to keep the Public Hearing for the Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use application open until the July 14th meeting. The motion carried unanimously.

Michael Karashay opened the **Planning Board meeting** at 6:40pm.

Chairman Karashay introduced and welcomed new Planning Board member **Dara Ellenbogen**.

Mike Karashay presented the minutes from the May 12, 2021, Planning Board Meeting.

Andrew Zink made a motion to approve the minutes from May 12, 2021, Planning Board meeting as presented. Eric Johnson seconded the motion to approve the minutes from May 12, 2021, Planning Board meeting as presented. The motion carried unanimously.

Resolution # 4 Approval of Millsaps 6 First Street Site Plan Special Use Permit

The Board had reviewed and approved the Millsaps 6 First Street Site Plan Special Use at the May 12th Planning Board meeting.

Andrew Zink made a motion to accept Resolution #4 approval of Millsaps, 6 First Street Site Plan Special Use Permit application. Eric Johnson seconded the motion to accept Resolution #4 approval of Millsaps, 6 First Street Site Plan Special Use Permit application. A roll call of the 4 members was 4 yes votes. The motion carried unanimously.

Resolution # 5 Approval of Ankur Rao Real Estate 317 Main Street Commercial Site Plan

The Board had reviewed and approved the Ankur Rao Real Estate 317 Main Street Commercial Site Plan at the May 12th Planning Board meeting.

Eric Johnson made a motion to accept Resolution #5 approval of the Ankur Rao Real Estate, 317 Main Street, Commercial Site Plan application. Dara Ellenbogen seconded the motion to accept Resolution #5 approval of the Ankur Rao Real Estate, 317 Main Street, Commercial Site Plan application. A roll call of the 4 members was 4 yes votes. The motion carried unanimously.

Arm of the Sea – Tidewater Center, Special Use Permit Renewal Request

Patrick Wadden with Arm of the Sea stated that sight work has been done enough to safely allow for some in person performances this August. Public gatherings are tentative now due to Covid vaccinations. He would like to request an approval of the renewal of the Special Use permit from May 2020.

Andrew Zink made a motion to approve the renewal of the May 2020 Special Use Permit for Arm of the Sea with the current existing conditions for one year from February 2021. Dara Ellenbogen seconded the motion to approve the renewal of the May 2020 Special Use Permit for Arm of the Sea with the current existing conditions for one year from February 2021. The motion carried unanimously.

A resolution for the renewal approval for Arm of the Sea will be prepared for the July 14th Planning Board meeting.

1820 Russels LLC, Site Plan and Special Use Permit Application Review

Khattar Elmassalemah with Praetorius and Conrad is representing the owners of 18 20 Russell Street. The proposal is for a 3-family home to be constructed on the 5000 square foot vacant lot. Six off street parking spaces, five regular and one ADA compliant, will be provided at the rear of the property under a partial overhang bordering Post Street. The topography of the site is approximately 6-7 feet lower in the rear which allows for a walk out at the Post Street side of the property. A variance for a 3-family is required in the R2 zone.

This is an unlisted action regarding SEQR. The Ulster County Planning Board, Village of Saugerties FD, Water Dept, Wastewater Dept and DPW Department are considered interested parties that should be notified for comment within 30days.

Eric Johnson made a motion to set the Public Hearing for the 1820 Russels LLC Street Site Plan and Special Use Permit application for the July 14th meeting and to notify Ulster County Planning Board, the Village Fire Department, Water, Wastewater and DPW departments as interested parties for comment and review. Dara Ellenbogen seconded the motion to set the Public Hearing for the 1820 Russels LLC Street Site Plan and Special Use Permit application for the July 14th meeting and to notify Ulster County Planning Board, the Village Fire

Department, Water, Wastewater and DPW departments as interested parties for comment and review. The motion carried unanimously.

Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application Review

Khattar Elmassalemah with Praetorius and Conrad is representing the owners of 75 North Street.

The proposal is a two-phase project that includes a 5000 square foot addition to the existing 52,000 square foot building and the construction of a new single-story storage building on the existing paved parking area located in the Industrial zone. The addition will be phase one and the separate storage building will be phase two. The site for the storage building is already paved and both are outside of the wet land area of the property indicated on the map. The lighting will remain the same and as well as the existing curb cut.

The two-phase project would be considered an entire project regarding approval. A building permit would have to be issued within 180days of the Planning Board approval. A temporary Certificate of Occupancy can be issued to be renewed every 6 months or keep the building permit open until the project is complete. The metal building will be manufactured to all codes at the time of construction.

There is a Knox box in the building and a sprinkler system is installed.

Dara Ellenbogen made a motion to set the Public Hearing for the Rockhaus Rea Realty Site Plan application for the July 14th meeting and to notify Ulster County Planning Board, the Village Fire Department, Water, Wastewater and DPW departments as interested parties for comment and review. Eric Johnson seconded the motion to set the Public Hearing for the Rockhaus Rea Realty Site Plan application for the July 14th meeting and to notify Ulster County Planning Board, the Village Fire Department, Water, Wastewater and DPW departments as interested parties for comment and review.

Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use

The Public Hearing for the Sawyer Brothers 190 Ulster Ave. Site Plan and Special Use permit will remain open until the July 14th meeting.

No other comments for this application at this meeting.

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

The Public Hearing will remain open for the Esopus Icehouse LLC 30 & 32 Hill Street commercial site Plan and Lot Line Revision until the July 14th meeting.

No other comments for this application at this meeting.

Andrew Zink made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded Dara Ellenbogen. The motion carried unanimously. The meeting adjourned at 7:25 pm.

The date of the next in person Public Hearings and Planning Board meeting is Wednesday July 14, 2021 at 6:30pm.

Submitted by Lisa Mayone

June 16, 2021