



VILLAGE OF SAUGERTIES  
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## Planning Board Meeting July 10, 2019 Minutes

**Present:** Planning Board – Mary Leahy, Michael Karashay, Scott Roeber,  
Others: Eyal Saad, Ben Neidl, Mike Moriello, Patrick Landewe, Anna Landewe, Patrick Wadden, Robin Goss, Dave Minch, Debbie Conathan, Chester Hartwell, Bill Swart, Patricia Rauh, Dave Gordon, John Joseph, Barry Medenbach, Bill Swart, Philip Greal, Bruce Utter

**Chairperson Mary Leahy** opened the Planning Board Meeting for at 6:46.

**Chairperson Mary Leahy presented the minutes from the May 8, 2019 Planning Board Public Hearing for 298 Ulster Avenue/AutoZone Site Plan and Special Use Permit**

**Mike Karashay made a motion to approve the minutes from the May 8, 2019 Planning Board Public Hearing for 298 Ulster Avenue/AutoZone Site Plan and Special Use Permit. The motion to approve the minutes from the May 8, 2019 Planning Board Public Hearing for 298 Ulster Avenue/AutoZone Site Plan and Special Use Permit was seconded by Scott Roeber. The motion carried unanimously.**

**Chairperson Mary Leahy presented the minutes from the June 12, 2019 Planning Board meeting. Scott Roeber made a motion to approve the minutes from the June 12, 2019 Planning Board meeting. The motion to approve the minutes from the June 12, 2019 Planning Board meeting was seconded by Michael Karashay. The motion carried unanimously.**

### **Hudson River Sloop Clearwater Arm of the Sea Tidewater Center**

The Arm of the Sea is trying to define Phase I in order to give the Planning Board a step by step response to UCPB. Responses from DEA and EAF were not available before the Public Hearing. An update may be ready for the August meeting but most likely will not be prepared for another presentation for the Phase 1 portion until September. The Public Hearing will remain open

**Patrick Wadden** stated that Phase 1 will include a theatre awning in the coal bin and then Phase 2 will feature a theatre over the coal bin. The site plan and renderings with proposed locations, sizes and colors from different viewpoints and which phase they will be part of will be provided for discussion at the September meeting.

**Jolanda Jansen** questioned how to address the comment from the Ulster County Planning Board. **Ben Neidl** stated that any modifications that the UCPB requires can only be overridden by a majority vote plus one. The AOS will address the UCPB comments directly and copy the Planning Board.

### **298 Ulster Avenue/AutoZone Site Plan and Special Use Permit**

The Public Hearing for the AutoZone project remains open.

**Robin Goss**, Mynderse St, requested to speak and stated, "After the last presentation, I went by the property and it would be an appalling entrance to our Village I think our laws protect us and we don't have to give them a variance. If there is any way to avoid having a big box Autozone that does nothing for our community, it's just rote architecture that will claim the view of our Village"

**Mary Leahy** stated that the project has already been granted a variance from the Zoning Board and that the Site Plan and Special Use application is what the Planning Board is currently reviewing.

**Mary Leahy** stated that the Planning Board received the responses from **Bruce Utter**, Praetorius and Conrad, PE and **Philip Grealy**, Maser Consulting, who had prepared reports regarding the project. The applicant's responses addressed all of Mr. Utter's concerns regarding the water, sewer and utilities lines. They worked on the graded plan, answered questions regarding the sidewalk and curbing. They prepared a Storm Water Pollution Prevention Plan in accordance with the design manual. **Mr. Utter** agrees with the design concept of the infiltration plan. Only one infiltration test was performed and 2-3 additional test should be performed to verify the ex-filtration rate in the design. If the rate comes back and is verified acceptable and complies the state requirements, **Mr. Utter** would approve and sign off on the design. The storm water rate would be the same as the preconstruction.

**Mary Leahy** questioned the utility line adjustment. **Mr. Utter** stated that the applicant will address the utility lines with their contractor and that they are indicated on the plan.

**Mr. Grealy** spoke regarding the traffic study that he had prepared on June 25<sup>th</sup>. The standard areas that the study evaluates are existing conditions, volumes, road conditions and sight lines, also the use and congestion of traffic based on the Institute of Traffic Engineers traffic data. The results were that on weekdays there is no variation in traffic volume and slightly higher traffic volumes on Saturdays. A highest average of 20 -24 trips per hour entering and exiting on Saturdays. The results prove to be reasonable projections and no substantial congestion or delays. The two previous studies noted relocating signs, trimming vegetation and restriping Ulster Ave for the left turn. The DOT has approved the permit for the restriping of Ulster Ave for the left turns. As noted in the first study, the access to Railroad Ave sight lines are being cleared of vegetation. The driveway looking to the south are more than adequate and they exceed the stopping sight distance. Looking back towards Ulster Avenue, traffic turning off Ulster Avenue onto Railroad Avenue was traveling at a slightly lower speed. Additional recommendations are being made for additional stripping at the Railroad Avenue intersection for exiting traffic and advance signage to be aware of the railroad crossing. The current advance signage to the railroad crossing is partially hidden with vegetation. A previous Ulster County traffic study has identified certain safety improvements for railroad signage that needs to be done regardless of this project. According to the developer, it is not this project, it's not the access to this project, and it is something that should have been happening already. The County study refers to flashing beacons and coordinating them with the actual railroad crossing gates. The traffic study prepared by **Mr. Grealy** states that the improvements should be implemented before the project begins. The same was echoed by the Ulster County Planning Board in their required modifications. The advance signage with the beacons would have to be coordinated with the Town of Saugerties, Department of Transportation and CSX Railroad.

**Mary Leahy** stated that making a left turn safely out of the property is one of the major concerns of the Board. **Mr. Grealy** explained the entering and exiting from Ulster Avenue and Railroad Avenue including the turn. There is enough width room for tractor trailers to turn and the volume is not high. The additional left turning lane is important to not stop through traffic and is standard design. The DOT has already permitted the lane and will fine tune as the project progresses. **Scott Roeber** stated he is satisfied that the left turn safety has been addressed.

**John Joseph** stated the additional perk tests will be done. The testing should not impact the development of the project. **Mary Leahy** asked what they are waiting for from the Town. **Mr. Joseph** is in the process of lot line adjust with the Town Planning Board to allow for the deeding of two pieces of neighboring properties for portions of land that the neighbors have been using as part of a driveway and access to a shed. The lot line adjustment does not affect the Railroad Avenue driveway. The Town has given no indication that they have any issue with the present landscaping plan or requiring them to adhere to the Gateway Overlay District.

**Mary Leahy** questioned the Railroad Avenue signage improvements. **Mr. Joseph** stated that the County report cites the public safety issues are the responsibility of the municipality, DOT or the railroad. **Mr. Joseph** questioned what efforts has the Village or the County made to have the improvements addressed in the County report.

**Mike Moriello** questioned why the safety improvements to the railroad crossings would be the responsibility of one applicant. According to **Mr. Moriello**, it is not proper to put the conditions of approval based on the recommended improvements required of this applicant. **Mr. Grealy** added that in terms of this particular application the process of coordinating the beacons with the railroad could prove to be difficult. The clearing of the visibility of the advanced sign could be coordinated with DOT. The proper advanced signage is more important and the beacons could be worked in based on approval from DOT and CSX. **Mr. Joseph** stated he will do what he can to the extent that is within his control. He contended that previous attempts to contact the railroad on some of his other projects had not been successful.

**Mary Leahy** indicated that the Ulster County Planning Board referral response states that as a condition of approval and prior to any site development include *advanced grade crossing warning signs and existing railroad crossing signs supplemented with flashing beacons, coordinated to work with the railroad crossing gates.*

**Mr. Grealy** stated that it would have to be discussed with DOT as to whether or not they would allow the connection of the flashing beacons and DOT would have the final say.

A discussion continued regarding the process of granting approval before or with a condition of the UCPB required modifications and the co-operation of DOT. **Ben Neidel** stated that a majority plus one of the PB vote would be required to override the UCPB required modifications. The applicant would have to prove to the PB that the issues were addressed.

**Mary Leahy** questioned the size of the "monument" sign, the plan for the grove and the number of trees to be removed.

**John Joseph** stated that the sign has been lowered from 18ft to 10ft. And the information about the grove and trees is on the DOT permit. The signage in the parking lot for the Railroad Avenue exit will be a stand up sign and painted on the pavement - Do Not Enter Trucks Only.

**John Joseph** expressed his concern of closing the Public Hearing and moving forward. He will be making the application for the lot line adjustment with the Town Planning Board, conducting additional perk tests and contacting DOT regarding the flashing lights sign.

**Mary Leahy** stated that Mr. Joseph needs to do his due diligence to contact the CSX railroad, also contact the UCPB regarding their required modifications. **Mary Leahy** is requiring written documentation that a good faith effort has been made to contact CSX.

#### **298 Ulster Avenue/AutoZone Site Plan and Special Use Permit**

**Scott Roeber** made a motion to have the Public Hearing for 298 Ulster Avenue/AutoZone Site Plan and Special Use Permit remain open until the August 14<sup>th</sup> Planning Board meeting.

**Mary Leahy** seconded the motion to have the Public Hearing for 298 Ulster Avenue/AutoZone Site Plan and Special Use Permit remain open until the August 14<sup>th</sup> Planning Board meeting. The motion carried - 2 Yes to 1 No.

**Michael Karashay** made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by **Scott Roeber**. The motion carried. The meeting adjourned at 8:32pm.

**The next Planning Board meeting is August 14, 2019 at 6:30pm.**

Lisa Mayone Filed 7/23/19 Amended 8/19/19