



VILLAGE OF SAUGERTIES
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Planning Board Meeting April 10, 2019 Minutes

Present: Planning Board – Mary Leahy, Michael Karashay, Scott Roeber, Eric Johnson, Eyal Saad, Ben Neidl, Ed Quirk, Stephen Shafer, Mary McNamara Tashjian, Mark Smith, John Joseph, Barry Meddenbach

Chairperson Mary Leahy opened the Planning Board Meeting at 6:30pm.

Chairperson Mary Leahy presented the minutes from the March 13, 2019 Planning Board meetings and Public Hearing. **Michael Karashay** made a motion to approve the minutes from the March 13, 2019 Planning Board meeting and Public Hearing. The motion to approve the minutes from the March 13, 2019 Planning Board meeting and Public Hearing was seconded by **Scott Roeber**. The motion carried unanimously.

Trinity Episcopal Church

The subdivision application for the Trinity Episcopal Church, 32 Church Street, was discussed. The Public Hearing has remained open until this Planning Board meeting. There has been no correspondence or verbal communication received regarding the subdivision application. There has been no response from NYC Department of Conservation and the State Historic Preservation Office. The Ulster County Planning Board previously responded that there is - No County Impact.

Michael Karashay made a motion to close the Public Hearing for the Trinity Episcopal Church subdivision application. The motion to close the Public Hearing for the Trinity Episcopal Church subdivision application was seconded by Scott Roeber. The motion to close the Public Hearing carried unanimously.

The board members reviewed SEQR Part 2 and answered all questions. Questions 1 – 9 NO, Question 10 – YES, Questions 11-16-NO - Resulting in a negative environmental impact. **Chairperson Leahy** signed SEQR Part 3 as *This project will result in no significant adverse impacts on the environment and therefore an environmental impact statement need not be prepared. Accordingly this **negative declaration is issued.***

Eric Johnson made a motion to claim a negative declaration for SEQR for the subdivision application for Trinity Episcopal Church. The motion to claim a negative declaration for SEQR for the subdivision application for Trinity Episcopal Church was seconded by Scott Roeber. The motion carried unanimously.

The Planning Board's position is based on the application to subdivide only, not on any future development. Stephen Shafer stated that currently there are no specific plans for the property. It is possible it may be open public space or a single family home.

Scott Roeber mentioned that any other building or improvements to the property would have to be referred to and approved by the Historic Review Board and the Building Department.

Michael Karashay made a motion to approve the subdivision application for the Trinity Episcopal Church. Eric Johnson seconded the motion to approve the subdivision application for the Trinity Episcopal Church. The motion passed unanimously.

Eyal Saad told Mr. Shafer that he would need to contact the surveyor regarding the final copies of the map. The Village would need 4 - 24x36 copies and one Mylar copy to be filed with Ulster County.

298 Ulster Avenue/AutoZone

The site plan and special use application by the owner, Joanne Ostrander, and the developer, Southern Realty, 298 Ulster Avenue is returning for further discussion. The application had been presented to the Planning Board in January and the applicants were instructed to file an application for a variance with the Zoning Board first. The proposed project – “Auto Zone”, 298 Ulster Avenue, was approved for a use variance at the March 26th Zoning Board meeting.

The driveway is the same as original but the parking is in the back. **Barry Meddenbach** stated that Creighton Manning Study provided the recommendation and DOT agreed to the location of markings on Ulster Ave/Rte. 212 for a separate left turn lane. There was a discussion regarding the left hand turn from Ulster Avenue. The traffic studies (see attached) regarding accidents in the area indicate mostly due to bad weather and rear end. **John Joseph** stated that Auto Zone is a low volume traffic user at eight cars total per hour at peak hours and not all making a left turn. **Scott Roeber** stated that the UCPB recommended not having the left turn on Rte. 212/Ulster Avenue. **Mary Leahy** said she had spoken with Mr. Leibowitz from the UCPB and he feels that the left turn out on Railroad Avenue only was worth considering from a safety stand point. **Mary Leah** also spoke with John Reilly of NYS DOT and he indicated that he was confident with the accommodations made for the Ulster Avenue left turn in and felt that courtesy gaps would suffice for the Ulster Avenue left turn out. There is also a condition on the DOT approval that indicates the left turn would be taken away if there were numerous complaints or accidents in the area. The DOT is issuing a permit to put the entrance through their right of way so they able put a condition on the approval. More discussion regarding the left hand turn, visibility and traffic safety continued.

The signage and lighting plans were discussed. The size and location of the Saugerties and clubs sign is workable to conform to the codes and preferences of the Planning Board. The free standing Auto Zone sign on the photo is sized to the code and will be incorporated into the plans. All the signage; free standing, wall and projecting must conform with the codes for size and lighting. The store hours will be 7am - 10pm. The lights will go off a half hour after the store is closed. The safety lights and a few lights inside the store will remain on for emergency purposes.

The parking area lights will be LED, low profile, 2 ft. candle. The wattage and position of the lights were discussed to accommodate the surrounding area and traffic. The details are included on the plans submitted.

The landscape plan is also included in the application and indicates the property will be heavily planted. **John Joseph** stated it will be visually appealing and safe for traffic. He is also working with the neighbors for a conveyance to give them access to the back of their garage and another owner for access to their driveway and shed. **Mary Leahy** suggested that the Village Tree Commission review the landscaping plan to provide guidance and input back to the Planning Board. **Mary Leahy** state the she felt the area on the state right of way, where the community sign and trees are now, should continue to be maintained by the Village. **John Joseph** is open to suggestions as to where the Village would want to locate the community signs. The DOT right of way will be clearly marked on the site plan. Discussion regarding the location of the signage continued.

The rock cut in the front of the building will be cut back and remain exposed. If there is not enough rock to retain the cutback than a retaining wall maybe necessary. The retaining wall would most likely be an interlocking block.

John Joseph agreed that he would provide the Planning Board with a map indicating where the location of the Community Sign would be placed in relation to the right of way, lighting plan, and a site rendering indicating the location of dumpsters, fencing and building elevation with details including all exterior finishing's materials list.

The Village will provide a copy of the landscaping plans for Village Tree Commission review.

A Public Hearing is required.

Michael Karashay made a motion to schedule a Public Hearing for the site plan application by Southern Realty and Joanne Ostrander for May 8th at 6:30pm. The motion to schedule a Public Hearing for the site plan application by Southern Realty and Joanne Ostrander for May 8th at 6:30pm. The motion carried unanimously.

Mary Leahy acknowledged Mark Smith, Saugerties Chamber of Commerce Chairman. Mr. Smith would like to present the idea of forming an architectural design committee for consulting on new projects. The Town of Saugerties has a Design Guideline Committee for reviewing the design of new projects. **Eyal Saad** stated that if it were to be considered,

the committee should consist of design professionals. **Mary Leahy** stated she would talk with the Mayor regarding the idea of a design committee and get back to Mr. Smith.

Eric Johnson made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by. Motion carried- meeting adjourned at 8:14pm.

The next Planning Board meeting is May 8, 2019 at 6:30pm.

Lisa Mayone Filed 4/12/19