



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

Planning Board Meeting February 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, Eric Johnson, Andrew Zink, Doug Mulqueen
Others: Eyal Saad, Ben Neidl, Paul Jankovitz, Michael Hom, Robin Wilbur, Richard Ruth, Kimberly Ryan, Ed Cooper, Scott Helsmoortel, Mike Moriello,

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

Chairperson Mary Leahy presented the minutes from the January 13, 2021 Planning Board Meeting.

Mike Karashay made a motion to approve the minutes from January 13, 2021 as presented. Marilyn Daley seconded the motion to approve the minutes from January 13, 2021 as presented. The motion carried unanimously.

Bluestone Roasting Company – Site Plan

The Bluestone Roasting Company – Site Plan's Public Hearing remains open. There was no one from the public on the Webex call that had comments regarding the application.

The Historic Review Board had reviewed the application and responded with a letter of approval. The Historic Review Board required that any changes in signage or colors be preapproved. The Ulster County Planning Board had required modifications for the lighting plan and rental plan. The lighting plan must be upgraded to be Dark Sky compliant and considerations should be made for long term versus short term (air B&B) rentals.

Paul Jankovitz stated that the lighting in the existing parking area has been sufficient for the area for the last 10 years. There is also lighting in the municipal parking lot that overflows into the area. A lighting plan with lighting levels will be submitted. Mike Karashay agreed to override the lighting requirement of Ulster County if the present lighting levels are safe. Eyal Saad agreed that the lighting levels must meet the Dark Sky Standard.

Mr. Hom stated that he has not decided whether the 1bedroom apartment will be a long term or short-term rental. There are issues with state regulations regarding rentals during COVID19 and not being able to evict if they are not paying rent. He is aware of the requirement to register the rental with Ulster County.

NYS Historic Preservation has not replied to the lead agency letter. Their response is not required. The lead agency letter was sent as a courtesy due to the property's proximity to the Village Historic District.

Mary Leahy made a motion to close the Public Hearing for the Bluestone Roasting Company Site Plan application. Mike Karashay seconded the motion to close the Public Hearing for the Bluestone Roasting Company Site Plan application. The motion carried unanimously.

The SEQR Part 2 was reviewed. All eleven questions were answered as *No, or small impact may occur.*

Andrew Zink made a motion to accept the negative declaration for SEQR Part 2 for the Bluestone Roasting Company Site Plan application. Marilyn Daley seconded the motion to accept the negative declaration for SEQR Part 2 for the Bluestone Roasting Company Site Plan application. The motion carried unanimously.

Mary Leahy made a motion to approve the Bluestone Roasting Company Site Plan application with the condition of submitting a lighting plan that meets the Dark Sky Standard. Mike Karashay seconded the motion to approve the Bluestone Roasting Company Site Plan application with the condition of submitting a lighting plan that meets the Dark Sky Standard. The motion carried unanimously.

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

Rich Ruth with Brinnier and Larios Engineering presented the updated Esopus Icehouse Site Plan and Lot Line Revision. The submitted site map indicates the proposed lot line change. The existing one family home will remain on one lot and the 11 proposed contiguous townhouses on the second lot. The driveway for the single-family home will be removed and a central driveway for both properties will be moved slightly up Hill Street. A right of way access to the single-family home from the new driveway is indicated on the site plan. The cut through for the new driveway has been agreed to and approved by John Reilly, Engineer with NYS Department of Transportation.

The existing home and barn on the townhouse property will be removed and a small maintenance building will remain. The existing dock will be removed. The regulatory requirements for the stormwater collection system with less than one acre of disturbance is the standard collection system with discharge through a stone swale into the Esopus Creek. Mr. Saad reminded Mr. Ruth that a stormwater MS4 report is required for the Village and he would advise how to apply for the permit.

Mr. Ruth has met with the Water Department and the Wastewater Department Supervisors and the applicant has agreed to upgrade the existing pumpstation at no cost to the Village. There are no issues with connecting to the existing water main on 9W.

Attorney Ben Neidl stated that subdivision Code 168-5 for the townhouses requires a Public Hearing since the property is over 6000 square feet.

Kim Ryan, Architect with Liscum McCormack VanVoorhis, presented the east and west exterior elevations of the townhouses. The exterior of the buildings will be primarily brick with metal window frames and a cable railing system. There are 3 different floor plan/exterior models that will be mixed and matched as not to be repetitive. All the units will have a garage and driveway on the roadside – west of the property and a walkout basement on the Creekside- east. The buildings appear as 3 story on the east side and 2 story on the west side. The entire building will have a sprinkler system. The SEAQR long form has been completed and submitted by the applicant's attorney. The applicant's attorney, Mike Morriello stated that his office will circulate the intention to serve as lead agency letters to the interested parties. An affidavit of service will be sent to the Clerk to verify the distribution. The Fire Department will be one of the interested parties to be notified. The Fire Department will have a chance to review the project for access to the property with emergency vehicles.

Mike Karashay made a motion for the Village Planning Board to act as lead agency and authorizes the applicant to circulate the letter of lead agency and provide an affidavit of service to the Clerk. Eric Johnson seconded the motion for the Village Planning Board to act as lead agency and authorizes the applicant to circulate the letter of lead agency and provide an affidavit of service to the Clerk. The motion carried unanimously.

Mary Leahy requested a 3D model of the project that would provide a comparison of the scale of the building to the area. The sight line views from the creek side and roadside are also requested. Kim Ryan stated that a 3D rendering will be provided at the next meeting.

Mary stated that the interested parties have 30days to comment on the project and that a Public Hearing is required.

Eric Johnson made a motion to set a Public Hearing for the Esopus Icehouse project for March 10th at 6:30pm. Marilyn Daley seconded the motion to set a Public Hearing for the Esopus Icehouse project for March 10th at 6:30pm. The motion carried unanimously.

Helsmoortel/Kessler 6 First Street Site Plan

Scott Helsmoortel with Helsmoortel Realty spoke regarding the property at 6 First Street. He represents the seller and Alan Kessler represents the buyer. The property owner currently has the house rented as a 4-family home. They would

like to sell it as a 4-family home. The property is in the B1 district which only allows 4-family homes with a special use permit. There is no special use permit currently on file for this property.

To list and sell the property as a 4-family house the applicants/owners have to obtain a special use permit from the Planning Board. An engineered site plan for the property indicating the 4 apartments and a Public Hearing are required. The application will also have to be sent to the Ulster County Planning Board for review.

The site plan will be reviewed at the March PB meeting and a Public Hearing will then be set for April.

Kristina Dousharm 31 Market Street Zoning discussion

Kristina Dousharm was not on the Webex to discuss her zoning questions regarding 31 Market Street.

Douglas Mulqueen was introduced as an alternate on the Planning Board. Doug will be sworn in at the March 10th meeting.

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, March 10, 2021 at 6:30pm.

Submitted

Lisa Mayone

February 16, 2021