



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

## Planning Board Meeting and Public Hearings November 10, 2021 Minutes

**Present:** Planning Board –Michael Karashay, Andrew Zink, Douglas Mulqueen, Dara Ellenbogen, Anne Meiswinkel

**Others:** Ben Neidl, Ed Cooper, Rosemarie LaTourette, Dave Gordon, Randi Kelder

**Michael Karashay** opened the **Planning Board Public Hearings and Meeting at 6:34pm.**

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

There was no one at the Public Hearing that had questions or comments regarding this project.

**Doug Mulqueen** made a motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the December 8<sup>th</sup> meeting. **Andrew Zink** seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the December 8<sup>th</sup> meeting. The motion carried unanimously.

### **RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan**

One resident was present to comment on the RYAN Inc. application.

**Rosemarie LaTourette**, Kalina Drive, has lived near the Abel House for 28 years. She stated that she has never had an issue with Abel House being in her neighborhood. Rosemarie stated that the efforts of our neighbors who are in recovery should be celebrated not be hidden and we should react with compassion not with scorn. She is in full support of the RYAN House project.

**Andrew Zink** made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the December 8<sup>th</sup> meeting. **Douglas Mulqueen** seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan application open for the December 8<sup>th</sup> meeting. The motion carried unanimously.

### **Storage 28, North Street, Commercial Site Plan**

There was no one at the Public Hearing that had questions or comments regarding this project.

**Andrew Zink** made a motion to keep the Public Hearing for Storage 28, Commercial Site Plan application open for the December 8<sup>th</sup> meeting. **Dara Ellenbogen** seconded the motion to keep the Public Hearing for the Storage 28, Commercial Site Plan application open for the December 8<sup>th</sup> meeting. The motion carried unanimously.

**Chairman Karashay** presented the minutes from the October 13, 10, 2021, Planning Board Meeting.

**Andrew Zink** made a motion to approve the minutes from October 13, 2021, Planning Board meeting as presented. **Dara Ellenbogen** seconded the motion to approve the minutes from October 13, 2021, Planning Board meeting as presented. The motion carried unanimously.

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

Ed Cooper, representative of the Esopus Icehouse project, stated that he has been in contact with NYS DEC and their response is still pending.

The Public Hearing for the Esopus Icehouse project remains open.

### **RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan**

**Michael Karashay** requested a floor plan for the second floor to be submitted for the project.

**Ben Neidl**, Village attorney and William Hurst representing RYAN House, have been in discussions and requested the application be adjourned until the December 8<sup>th</sup> Planning Board meeting. **Ben Neidl** will request the floor plan for the second floor.

The Public Hearing for the RYAN House project remains open.

**Andrew Zink made a motion to adjourn the discussion regarding the RYAN, Inc. Site Plan and Special Use permit application until the December 8<sup>th</sup> meeting. Douglas Mulqueen seconded the motion to adjourn the discussion regarding the RYAN, Inc. Site Plan and Special Use permit application until the December 8<sup>th</sup> meeting. The motion carried unanimously.**

### **Storage 28, North Street, Commercial Site Plan**

The Public Hearing for the Storage 28 project remains open. The response from the NYS Army Corp of Engineers is pending.

### **Local Law #2 – Parking Space Amendment**

The Planning Board has received a notice of intent to serve as Lead Agency from the Village Board of Trustees for the proposed change to the Zoning law regarding off street parking requirements. The proposal is to require **1 parking space for each bedroom** in the dwelling instead of the **current 1 ½ spaces per dwelling**. The current parking law would apply to existing properties. The new law would be for new construction, additions, or changes to current properties. Is the law worthwhile if there is limited availability for new construction? Is this to address the short-term rental parking issue? **Dara Ellenbogen** commented that short-term rentals usually generate less vehicles requiring parking than a long-term rental. **Andrew Zink** inquired if this could be applied to separate “districts” of the village where lack of off-street parking is an issue.

The Board members inquired as to the intent, purpose, and reasoning behind the change in the parking law.

**Michael Karashay** requested the board members send their comments to him to form a response to the Board of Trustees regarding the Notice of Intent letter for the proposed parking law.

**Andrew Zink** would like a discussion about the Comprehensive Plan at another meeting. **Doug Mulqueen** inquired if the Flood Hazard Mitigation Training program through Cornell Coop would count as Planning Board training hours? **Ben Neidl** will discuss with **Eyal Saad** regarding a topic for a training session at the December meeting.

**Andrew Zink made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded Douglas Mulqueen. The motion carried unanimously. The meeting adjourned at 6:55pm.**

The date of the next Public Hearings and Planning Board meeting is Wednesday, December 8, 2021, at 6:30pm.

Submitted by Lisa Mayone

November 16, 2021