



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Planning Board Meeting and Public Hearings
March 13, 2024
Minutes

Present: Planning Board – Mike Karashay, Bill Barr, Anne Meiswinkel, Sean Paige, Lisa Mayone, Dara Ellenbogen

Absent: Andrew Zink

Others: Eyal Saad, Ben Neidl, Bob Siracusano, Khattar Elmassalemah

PUBLIC HEARING

169 Ulster Avenue

Site Plan Commercial

No one from the Public came to speak at the Public Hearing for 169 Ulster Avenue

Mike Karashay proposed to keep the Public Hearing open for 169 Ulster Avenue, Bill Barr made the motion to keep the Public Hearing open for 169 Ulster Avenue. Dara Ellenbogen seconded the motion to keep the Public Hearing open for 169 Ulster Avenue. All in Favor. The motion carried.

REGULAR MEETING

Mike Karashay presented the minutes from the February 14, 2024, Planning Board Meeting. Anne Meiswinkel made a motion to approve the minutes for February 14, 2024, Planning Board Meeting. Sean Paige seconded the motion to approve the minutes for February 14, 2024, Planning Board Meeting. All in Favor. The motion carried.

Resolution # 2 – 42 Livingston Street

Mike Karashay makes the motion to approve Resolution # 2 for 42 Livingston Street, Bill Barr seconds the motion to approve Resolution # 2 for 42 Livingston Street. All in Favor. The motion carried.

Roll Call

Mike Karashay Y

Lisa Mayone Y

Dara Ellenbogen Y

Anne Meiswinkel Y

Sean Paige Y

William Barr Y

169 Ulster Avenue

Site Plan Commercial

Khattar Elmassalemah last meeting the Planning Board had questions on the parking. Two uses at the property, one is the warehouse, the other is theater or assembly. There is a portion of the building that is currently vacant. There is area of the warehouse and the theater area converted into three (3) retail spaces.

They do not know what will be going into two of the three. The one space they want to put in a dispensary. As far as the regulations for the dispensary itself, I am not familiar with that. They will need to get a special permit from New York State, one of the requirements is local municipalities approval.

Updated page on the calculations for parking three different categories:

Retail Space: 5964 SF @ (1) one space per 200 SF Gross floor area – 30 spaces required

Assembly/Theater: 300 seat (1) one space for every 4 seats -75 spaces required maximum capacity, from VOS Zoning joint use rule times 125%, governing # needed 94 required, 100 onsite. There are engaging with a neighbor for property on site, cleared and paved.

Warehouse:43,100 SF warehouse space gross area @ 1 space for 2,500 SF – 18 spaces required

Largest number of spaces Zoning 210-31 off street, section B # 3. 1 space for every 4 seats = 75, 93.75 = 94. These 94 spaces are all on the property.

Develop another area to add more parking.

Hours of operations, retail,

Sean Paige made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Anne Meiswinkel. All in Favor. The motion carried unanimously. The meeting adjourned at 7:15pm.

The date of the next Planning Board meeting is **Wednesday, April 10, 2024, at 6:30pm**

Submitted by Peggy Melville

March 14, 2024