



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

Planning Board Meeting and Public Hearings May 12, 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 –Michael Karashay, Erik Johnson, Doug Mulqueen, Andrew Zink

Others: Eyal Saad, Ben Neidl, Don Hackett, Alan Kessler, Matthew Mason, Khattar Elmassalemah, Richard Ruth, Ed Cooper, Bob Sircusano, Michael Lockwood, Stephen Shafer, Tim Scott, Bill Anderson

Michael Karashay opened the **Planning Board Public Hearings** at 6:30pm.

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

There were no callers on the Webex call to comment on the Esopus Icehouse project.

Doug Mulqueen made a motion to keep the **Public Hearing for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision application open until the June 9th meeting.** **Andrew Zink** seconded the motion to keep the **Public Hearing for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision application open until the June 9th meeting.** The motion carried unanimously.

Ankur Rao Real Estate 317 Main Street Commercial Site Plan

There were no callers on the Webex call to comment on the 317 Main Street project. An email with comments regarding 317 Main Street had been received earlier in the week and was distributed to the Planning Board members for review.

Andrew Zink made a motion to close the **Public Hearing for the Ankur Rao Real Estate, 317 Main Street Commercial Site Plan.** **Doug Mulqueen** seconded the motion to close the **Public Hearing for the Ankur Rao Real Estate, 317 Main Street Commercial Site Plan.** The motion carried unanimously.

Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use

Bill Anderson, Ulster Ave, stated that he has concerns regarding the project -

- egress and bottlenecking of traffic at Teetsel Street. No Parking and One Way signs were suggested.
- overflow parking is a concern also. Teetsel Street is not wide enough to have parking on both sides and street parking is taken up by residents.
- difficulty crossing Ulster Avenue if on the north side now and will be hazardous.
- Aggressive lighting.

Michael Karashay thanked **Bill Anderson** for his concerns and stated they were valid points to be taken into consideration.

Andrew Zink made a motion to keep the Public Hearing for the Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use application open until the June 9th meeting. Doug Mulqueen seconded the motion to keep the Public Hearing for the Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use application open until the June 9th meeting. The motion carried unanimously.

Michael Karashay opened the Planning Board meeting at 6:42pm.

Mike Karashay presented the minutes from the April 14, 2021 Planning Board Meeting.

Andrew Zink made a motion to approve the minutes from April 14, 2021 Planning Board meeting as presented. Doug Mulqueen seconded the motion to approve the minutes from April 14, 2021 Planning Board meeting as presented. The motion carried unanimously.

Resolution # 2 Approval of Michael Persico, 6 & 8 South Partition Street Lot Line Revision

The Board had reviewed and approved the application at the April meeting.

Doug Mulqueen made a motion to accept Resolution # 2 Approval of Michael Persico, 6 & 8 South Partition Street Lot Line Revision. Andrew Zink seconded the motion to accept Resolution # 2 Approval of Michael Persico, 6 & 8 South Partition Street Lot Line Revision. The roll call taken was yes to all present. The motion carried unanimously.

Resolution #3 Approval of Monica Malarczyk 4 & 8 Burt Street Lot Line Revision

The Board had reviewed and approved the application at the April meeting.

Andrew Zink made a motion to accept Resolution #3 Approval of Monica Malarczyk 4 & 8 Burt Street Lot Line Revision. Doug Mulqueen seconded the motion to accept Resolution #3 Approval of Monica Malarczyk 4 & 8 Burt Street Lot Line Revision. The roll call taken was yes to all present. The motion carried unanimously.

Trinity Church 32 Church Street Special Use

Stephen Shafer spoke regarding the Special Use application for the Trinity Church property at 32 Church Street. The church has an opportunity to sell the property to a nonprofit group to operate as a nature preserve center. The lot between the church and neighboring house would be the entrance to a nature preserve. Parking spaces are needed for visitors to the nature preserve. The site plan indicates the circular gravel driveway that would allow for approximately 5 cars. The church still owns the property since the sale is not final yet.

They would like to keep the driveway gravel as opposed an impervious driveway.

The property has not been sold yet. The prospective buyer would like to know that permission for parking could be approved. The sale is not final.

Eyal Saad stated that more specific site plans for the project would have to be submitted by a NYS licensed design professional and include dimensions, entrance and exits, operating hours, curb cuts, lighting etc. Once approved by the Planning Board a variance from the Zoning Board would be necessary for the gravel driveway.

Doug Mulqueen pointed out that according to the paperwork submitted, the applicant is requesting the approval for possible future use by the new owners.

Ben Neidl confirmed that any approval would expire after 180 days unless a building permit was obtained.

Stephen Shafer stated that he would like to pause the application and be sure the church wants to move forward since there would be a limited time on the approval and the additional expense of an professional site plan.

Millsaps 6 First Street Site Plan Special Use Permit

The applicant stated that the home would remain a long-term rental space. The approval for the Special Use will allow for the sale to be made as a four-family home. The required two parking spaces are already there. SEQR part 2 had to be completed. Ben Neidl went through the eleven questions of the SEQR 2 form and all answers were No. The SEQR part 2 form is to be signed by the chairman.

Doug Mulqueen made a motion to approve a negative SEQR declaration for the 6 First Street Site Plan Special Use Permit. Andrew Zink made a motion to approve the negative SEQR declaration for the 6 First Street Site Plan Special Use Permit. The motion carried unanimously.

Andrew Zink made a motion to approve the Millsaps, 6 First Street Site Plan Special Use Permit application. Doug Mulqueen seconded the motion to approve the Millsaps, 6 First Street Site Plan Special Use Permit application. The motion carried unanimously.

The resolution of approval will be prepared for the June 9th Planning Board meeting.

Ankur Rao Real Estate 317 Main Street Commercial Site Plan

Khattar Elmassalemah from Praetorius and Conrad stated that the Historic Review Board had reviewed the project and were fine with the architecture and building materials.

Attorney Ben Neidl reviewed the three comments from the Ulster County Planning Board. The comments are only advisory, not required and may be overruled by a majority vote of this Planning Board.

Eyal Saad stated that the signage would be governed and approved by the Historic Review Board. The HRB has more restrictive requirements for signage than the Planning Board.

The details of the canopy lighting will also be presented to the HRB. The details with the lumens/foot candles that comply with dark sky association do need to be provided to the Planning Board. **Khatthar** will provide updated plans which will include the canopy lighting and compliance with the dark sky requirements.

Eyal explained that the parking plan the applicant is proposing is better than the current parking situation. It is more than adequate and a major improvement to the parking that exists now. It will provide a better flow on to Main Street and plenty of parking in the back.

Ben Neidl went through the eleven questions of the SEQR 2 form and all answers were No. The SEQR part 2 form is to be signed by the chairman.

Eric Johnson made a motion to approve a negative SEQR declaration for the 317 Main Street Commercial Site Plan. Doug Mulqueen made a motion to approve the negative SEQR declaration for the 317 Main Street Commercial Site Plan. The motion carried unanimously.

Andrew Zink made a motion to approve the Ankur Rao Real Estate, 317 Main Street, Commercial Site Plan application overriding the Ulster County Planning Board requirements with the conditions that the outdoor lighting plan must comply with International Dark Sky Association requirements and all signage must be approved by the Village of Saugerties Historic Review Board. Doug Mulqueen seconded the motion to approve Ankur Rao Real Estate, 317 Main Street, Commercial Site Plan application overriding the Ulster County Planning Board requirements with the conditions that the outdoor lighting plan must comply with International Dark Sky Association requirements and all signage must be approved by the Village of Saugerties Historic Review Board. A roll call of the 4 members was 4 yes votes. The motion carried unanimously.

The resolution of approval will be prepared for the June 9th Planning Board meeting.

Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use

The Public Hearing for the Sawyer Brothers 190 Ulster Ave. Site Plan and Special Use permit remains open.

The Fire Department's response had been received and forwarded to the Planning Board. The response from the Ulster County Planning Board has not been received yet.

Michael Lockwood, Lockwood Architecture, stated that they are looking forward to making a successful project and addressing any public concerns. An improved lighting plan will be provided by the June 9th meeting.

The application will be reviewed again at the June 9th Planning Board meeting after the Public Hearing, and UCPB response.

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

The Public Hearing will remain open for the June 9th meeting.

Andrew Zink questioned the applicant regarding the Storm Water Pollution Plan. The .9 acres of property is not technically required to have a SWPP but since its proximity to the Esopus Creek, the concern would be the potential for construction runoff during a storm. What would the risk be?

Rich Ruth responded that the storm water and erosion control plan is in place and is adequate to handle any runoff from going into the creek. The SWPP is not required. **Eyal** added that 100% MS4 requires all the sediment controls to be in place. The engineers will be on site to handle any issues that may occur.

The current sediment in the lower Esopus, making the water very muddy, has been an issue lately due to the Ashokan releases. **Rich Ruth** stated that they are very aware of the requirements and the utmost attention will be made regarding the sediment control.

One of the UCPB requirements include a landscaping plan. **Rich Ruth** stated that the landscape architect is currently working on the landscape plan and will be submitted on completion.

A sidewalk requirement by UCPB had been addressed by the applicant. There is not enough road width to provide a sidewalk. There will be minimal traffic primarily for residents in the eleven units.

Ed Cooper has been working with the Village Treasurer to set up an escrow account. Eyal will reach out to an engineering firm for review in the Villages interest.

Rich Ruth stated that he has discussed the upgrades to the wastewater pump house with Supervisor Mike Marino and will be having additional meetings to go over the pump and conduit specifications. He has received favorable feedback from the NYS Dept. of Transportation. They are glad to see the change from 2 driveways to one onto 9W. The response from the Fire Department is still pending.

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 7:51 pm.

The date of the next Planning Board meeting is Wednesday June 9, 2021 at 6:30pm.

Submitted by Lisa Mayone

May 28, 2021