



VILLAGE OF SAUGERTIES
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Planning Board Meeting June 12, 2019 Minutes

Present: Planning Board – Mary Leahy, Michael Karashay, Scott Roeber, Eric Johnson, Marilyn Daley
Others: Ben Neidl, Ed Quirk, John Joseph, Barry Meddenbach, Bill Swart

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

Chairperson Mary Leahy presented the minutes from the May 8, 2019 Planning Board meeting.

Mary Leahy requested amendments to the minutes. The sentence - *The permit officer for DOT is a Village resident who is familiar with the traffic patterns and the traffic study that was provided.* - should be changed to indicate that the statement was the opinion of the applicant.

Also, the sentence next sentence- *A supplement to the traffic study explains each accident.* – should be changed to indicate that the applicant provided the supplement.

Mary Leahy made a motion to approve the minutes from the May 8, 2019 Planning Board meeting with amendments. The motion to approve the minutes from the May 8, 2019 Planning Board meeting with amendments was seconded by Scott Roeber. The motion carried unanimously.

The Oath of Office was administered to Scott Roeber by the Village Clerk. Scott was sworn into the position of Member from Alternate Member due to Planning Board member, Gary Newkirk's resignation.

298 Ulster Avenue/AutoZone Site Plan and Special Use Permit

Mary Leahy stated that an independent engineer looked over the project. The first notes from Bruce Utter, Praetorius and Conrad, PE were received late this afternoon. The copies were shared among the members and applicant.

A revised landscaping plan and before and proposed after photos were supplied by the applicant earlier this week.

Mary Leahy questioned whether or not the lot line changes at Railroad Avenue exit are being addressed at the Town.

John Joseph stated that they're on the Town's Agenda for July in regards to the lot line changes. The Town does not require a permit for the driveway at Railroad Avenue to be changed to a commercial drive. **Ben Neidl** stated that the commercial driveway issue was addressed with the UCPB and Town during the Village Zoning Board's review and approval of the project.

John Joseph stated that the fence to be installed will be in the Town also and the Town is not requiring an additional permit. The fence is indicated on the revised landscape plan.

Scott Roeber inquired about the retaining wall on the revised plan and the placement of the building. **Barry Meddenbach** stated that the elevation plan shows the placement of the building. The building will set back and lower than the existing house and will be approximately the height of the existing home.

Mary Leahy stated that one of the items on the engineers list was that the sewer line routed under the railroad to Bottini's property. **Barry Meddenbach** stated that that is the drainage and it will remain the same. The runoff to the basin will be controlled on site by a putting a subservice recharge basin under the parking lot.

Mary Leahy stated the engineer noted that there are no modifications on the plan to either the sewer or the drainage. Are they being modified for commercial as opposed to residential?

Barry Meddenbach stated that the water and sewer use will be the same or less than a residential house, less than 100 gallons per day. He stated that they will formally respond to all the points that the engineer has documented with an additional submission.

John Joseph pointed out that they had revised the landscaping plan to what had previously requested by the Board.

Mary Leahy posed some questions regarding the choice of honey locust between the house on Railroad Ave and the AutoZone building. **Barry Meddenbach** stated that Honey locust are fast growing, they have a big canopy and provide a lot of shade. They are light green and then golden in the fall. The small leaves will not block the drainage system. They are native and hardy. **Mr. Meddenbach and Mr. Joseph** both stated that they have used honey locust in other projects with good results.

Mary Leahy had submitted the revised landscape plan to the Tree Commission for comment. The Tree Commission's feedback had noted that honey locust are prone to disease. They questioned if there was enough soil in the area to support the trees and would they grow in the rocky area. **Barry Meddenbach** stated that the geo-technical report provided shows the depth of the soil. But that they would check to be sure the trees would thrive.

Scott Roeber suggested evergreens along the road. **Mary Leahy** said that the new trees along Ulster Avenue are Japanese lilac trees. **John Joseph** agreed that they could substitute the three trees proposed on the plan with the Japanese lilac to blend with the trees on Ulster Avenue and use evergreens trees along the entrance. The catmint will also be replaced with something similar as not too attract feral cats.

John Joseph provided the measurements for the height of the building. The height is 16ft to the deck, 21 feet to the roof. The height would hide the HVC units located in the middle of the roof. It could be lowered to 19, but the HVC units would possibly be visible from certain angles.

Mary Leahy questioned whether there is the ability to modify the building to look like other buildings in the Village.

John Joseph noted that there are similar buildings in the area i.e.: Price Chopper and CVS, Beer Universe and Paraco. Photos of the buildings on Ulster Avenue were presented for comparison. **Mary Leahy** stated that the AutoZone building appears to be larger and loom. **John Joseph** explained that the proposed building will start at the back of the current house and the top of the building will be the same height as the current house's roof. Photos and positioning of the building were compared.

The size of the Auto Zone sign was discussed with **Mary Leahy** stating that the sign seems overpowering even though it is within the Village guideline and codes and there is no signage on Ulster Avenue of that size.

Scott Roeber requested that additional trees be added to screen the building from Ulster Avenue. **John Joseph** made a note to add the additional trees. **Scott Roeber** also requested a new site plan with the actual footprint of the building. The exit from Railroad Avenue is designated for delivery trucks only and signage for entering and exiting were discussed. The Town of Saugerties is requiring the delivery trucks only and not customer traffic use the Railroad Avenue. **John Joseph** will contact the cable company to raise the cable lines.

Mary Leahy questioned the positioning of the bollards in front between the parking spaces and the building. They aren't on the plan just mentioned in the detail. Mary asked if there is a horizontal or low car stop instead of bollards.

John Joseph stated the bollards are placed on the sidewalk for safety.

Mary Leahy mentioned statements that the reviewing engineer had noted regarding the sidewalk curbing and landscaping.

John Joseph stated that they will address all the concerns on the engineers report including signage for Railroad Avenue, size of the Auto Zone sign, number of bollards, change of tree types, extending the walkway, and storm water management plan.

The discussion regarding the walkways, curbing and coordinated review with DOT continued.

The revised site plans, storm water management plan and NYS DOT permit will be submitted to UCPB also.

Ben Neidl stated that the Public Hearing could be held over until July 10 to allow for any additional public comment and meet the 62 day decision requirement.

Michael Karashay made a motion to have the Public Hearing remain open until the July 10th Planning Board meeting.

Scott Roeber seconded the motion to have the Public Hearing remain open until the July 10th Planning Board meeting.

The motion carried unanimously.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Eric Johnson. The motion carried- meeting adjourned at 7:45pm.

The next Planning Board meeting is July 10, 2019 at 6:30pm.

Lisa Mayone Filed 6/25/19