



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

Planning Board Meeting and Public Hearings
July 10, 2024
Minutes

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

Others: Ben Neidl, Andrew Zink, Eyal Saad, Khattar, Michael Lockwood, Connor Casey

Absent: Bill Barr

PUBLIC HEARING

169 Ulster Avenue (SPAF)

Site Plan Commercial

No one from the Public came to speak at the Public Hearing for 169 Ulster Avenue, waiting for resolution for the neighbor's driveway

Dara Ellenbogen asked the Board their pleasure on Public Hearing open for 169 Ulster Avenue, Mike Karashay made the motion to keep the Public Hearing open for 169 Ulster Avenue. Sean Paige seconded the motion to keep the Public Hearing open for 169 Ulster Avenue. All in Favor. The motion carried.

124 Partition Street (Salt N Fire)

Site Plan Commercial

No one from the Public came to speak at the Public Hearing for 124 Partition Street, waiting to hear from HRB.

Dara Ellenbogen asked the Board their pleasure on the Public Hearing open for 124 Partition Street, Lisa Mayone made the motion to keep the Public Hearing open for 124 Partition Street. Anne Meiswinkel seconded the motion to keep the Public Hearing open for 124 Partition Street. All in Favor. The motion carried.

8 Ferry (Building)

Site Plan Commercial

8 Ferry (Slips)

Site Plan Commercial

No one from the Public came to speak at the Public Hearing for 8 Ferry Street, waiting.

Dara Ellenbogen asked the Board their pleasure on Public Hearing open for 8 Ferry Street, Mike Karashay made the motion to keep the Public Hearing open for 8 Ferry Street. Lisa Mayone seconded the motion to keep the Public Hearing open for 8 Ferry Street. All in Favor. The motion carried.

REGULAR MEETING

Dara Ellenbogen presented the minutes from the June 12, 2024, Planning Board Meeting. Anne Meiswinkel made a motion to approve the minutes for June 12, 2024, Planning Board Meeting. Lisa Mayone seconded the motion to approve the minutes for June 12, 2024, Planning Board Meeting. All in Favor. The motion carried.

169 Ulster Avenue (SPAF)

Site Plan Commercial

As of April 10, 2024, have not received any updates site plans, lighting etc. Khattar stated perhaps next meeting in August.

166 Ulster Avenue (Sawyer Motors)

Resolution # 3

Sean Paige made a motion to adapt Resolution # 3 for 166 Ulster Avenue (Sawyer Motors), Lisa Mayone seconded the motion to adapt Resolution # 3 for 166 Ulster Avenue (Sawyer Motors). All in Favor. The motion carried.

Roll Call

Dara Ellenbogen Yes

Anne Meiswinkel Yes

Mike Karashay Yes

Bill Barr N/A

Sean Paige Yes

Lisa Mayone Yes

124 Partition Street (Salt n Fire)

Site Plan Commercial

No representation at this time to speak. No Impact from UCPB, received the letter from HRB.

Michael Lockwood – before purchasing any lighting have to go before the HRB. Eyal asked if they are required to have lighting. Michael said there is lighting, Eyal asked if there is directional lighting, if you are putting outside lighting that is for traffic, parking for the public. Michael Persico has not proposed any lighting. Eyal stated if it's required the Planning Board has to approved the DarkSky Standard. Approval with pending the lighting. Pathway from the sidewalk to the all the way into the property has to be lite.

SEQR for 124 Partition Street – see attached Ben presented, checking no or small on all. You are free to make a negative declaration.

Dara Ellenbogen asked the Board for their pleasure on the approval for the site plan 124 Partition Street, Lisa Mayone made the motion to approve the site plan for 124 Partition Street. Sean Paige seconded the motion to approve the site plan for 124 Partition Street. All in Favor. The motion carried.

Roll Call

Dara Ellenbogen Yes

Anne Meiswinkel Yes

Mike Karashay Yes

Bill Barr N/A

Sean Paige Yes

Lisa Mayone Yes

Site Plan has been approved, with the condition of the lighting as part of Resolution # 5, for next month.

8 Ferry Street - Building

Special Use / Site Plan

Dara Ellenbogen stated that the original application needs to formally separated (slips from the building application were originally one application). The original application had both the building / slips combined into one application. Khattar requesting that the 2nd application for the building would be a formally request to separate them. Building is in a R1W, the application would go from a 1 family to a 2 family is subject to a special use permit. Eyal stated that he and Khattar had discussions to be considered covered, not separated from the building. Mike Karashay stated that the Planning Board purview is the ADU.

Eyal take the original of application, remove the ADU and keep the slips as they are.

Mike Karashay makes the motion to separate the ADU piece out of the original application that was for the Marina proposal, the slip proposal and this be treated as a separate application filed by Khattar earlier this month for the ADU specifically. Anne Meiswinkel seconds the motion to separate the ADU piece out of the original application that was for the Mariana proposal, the slip proposal and this be treated as a separate application filed by Khattar earlier this month for the ADU specifically. All in Favor. The motion carried.

General conversation of the ADU at 8 Ferry Street. Ben Neidl we are looking at the statue, it has not been referred, a referral would meet the need of needs to be 500 ft. boundary city, village or town. Within 500 ft, existing proposed County or State park, Tina Chorvas is a Village Park. Within the 500 ft of the right of way of existing County, State parkway or highway, it is not.

SEQR for 8 Ferry Street Building – see attached Mike Karashay presented, checking no or small on all. Ben stated you are free to make a negative declaration.

Sean Paige makes the motion to make a negative declaration for 8 Ferry Street building, Mike Karashay seconds the motion to make a negative declaration for 8 Ferry Street building. All in Favor. The motion carried.

Roll Call

Dara Ellenbogen Yes

Anne Meiswinkel Yes

Mike Karashay Yes

Bill Barr N/A

Sean Paige Yes

Lisa Mayone Yes

Dara Ellenbogen asked the Board for their pleasure on the approval for the special use site plan 8 Ferry Street, Lisa Mayone made the motion to approve the special use site plan for 8 Ferry Street. Anne Meiswinkel seconded the motion to approve the special use site plan for 8 Ferry Street. All in Favor. The motion carried.

Roll Call

Dara Ellenbogen Yes

Anne Meiswinkel Yes

Mike Karashay Yes

Bill Barr N/A

Sean Paige Yes

Lisa Mayone Yes

Ben Neidl will prepare Resolution # 4 for next month.

32 Hill Street Esopus Icehouse – R2

Dara explained this current project is proposing to be sold as Townhouse units, was approved to be condo's the rental / sale structure.

Joe Mihm from Mullen and Sons – Back in 2022 we were granted site plan approval for an 11-unit Town home building and lot line revisions at that time. The plan was to rent the 11 units. There has been a change in direction, to put the 11 units up for sale. There are a number of steps to start this process that need to be completed. We will require a subdivision to propose the 11 lots, presented proposed the subdivision map that shows the division as a common fire wall between each one line and the Esopus would be another, would the GEOTHERMAL (eastern property line). The 11 Town home units, then the remainder of the common property would become a homeowner's association established for this property. Also, there is storm management agreement that was prepared for the subdivision. The storm water is collected from the roofs and the driveway to an underground storm water unit. Finally, the last element was the private right away and maintenance agreement and utilities.

Eyal Saad asked about party walls and fire, don't they have to be 18 inches above the roof line? Party walls have to extend 18 inches above the roof line and 18 inches out, I mentioned back in the beginning if there was a chance to sell them separately.

Dara explained there are condo buildings which you can sell the buildings, these will be a subdivision carving up the real estate underneath each unit, assigning its own deed, SBL.

Eyal Saad stated this would qualify as a major subdivision. Mike Moriello has written up the documents, Ben asked if he would be reaching to the agencies for notification of lead agency.

Ben asked for the Board with an application this complex and the size, this would have municipalities would require an Engineer that would be paid by the applicant and set up an escrow account. Is there theoretical prohibition in place? Is it still one building if it's subdivided? Structurally one building if it owned by eleven different people. Ben will look into that for next meeting.

Dara proposed to make a motion to enlist the services of an Engineer to work through the technical questions and scope of the project. Ben stated the local law allows you to have the applicant fund, Eyal states we can have a RFQ from a few engineers, last one was Delaware Engineering was the last one.

Mike Karashay makes a motion that the Village of Saugerties retain an Engineer for the purposes of consulting with our Code Enforcement in regard to the major subdivision on the Esopus Icehouse and that an escrow account with a ceiling of \$5,000.00. Anne Meiswinkel seconds motion that the Village of Saugerties retain an Engineer for the purposes of consulting with our Code Enforcement in regard to the major subdivision on the Esopus Icehouse and that an escrow account with a ceiling of \$5,000.00. All in Favor. The motion carried.

Sean Paige made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Mike Karashay. All in Favor. The motion carried unanimously. The meeting adjourned at 7:24pm.

The date of the next Planning Board meeting is **Wednesday, August 14, 2024, at 6:30pm**

Submitted by Peggy Melville

July 16, 2024