



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

Planning Board Meeting September 11, 2019 Minutes

Present: Planning Board – Mary Leahy, Michael Karashay, Scott Roeber, Marilyn Daley, Eric Johnson
Others: Eyal Saad, Bill Swart, John Joseph, Jolanda Jansen, Patrick Wadden,

Chairperson Mary Leahy opened the Planning Board Meeting at 6:33pm.

Chairperson Mary Leahy requested amendments of the minutes to reflect statements attributed to the look of the building to read as “the base of the building is red brick and the remainder of the building is cream stucco with an accent trim and AutoZone logo.” Eric Johnson made a motion to approve the amended minutes from August 15, 2019. Scott Roeber seconded the motion to approve the amended minutes from August 15, 2019. 3 yes votes and 1 abstain. The motion to approve the minutes from August 15th passed.

Hudson River Sloop Clearwater Arm of the Sea Tidewater Center

Jolanda Jansen presented the Arm of the Sea responses to the Ulster County Planning Boards recommendations. The Village needs to give the final approval for the easement in exchange for fishing access. The waterfront and fishing access is more than the value of the loss of the driveway. SHPO has to agree that it is an adequate value exchange. The report indicates that there are concerns regarding the heavy metals in the coal bin soil. Part of the CRZ project is to clean up the site. Arm of the Sea plans to cover the contamination with two feet of protective layering. The site disturbance is less than one acre.

The entire coal bin will be covered with an awning. The colors of the awning have not been determined yet. Arm of the Sea is working with the company to use leftover fabric. The awning would be for good weather only, not designed for winter snow.

The sign will comply with the Village codes. The initial sign will be designed to be able to be used on future buildings. Eyal Saad suggested that the size of the sign be considered to be used as either a free standing sign or wall sign and to meet with him with sign plans or drawings for approval before ordering the sign. The signage will be considered during site plan review.

The lighting manufacturer will be creating lighting plans to meet with the Village code requirements.

Jolanda Jansen inquired if the Steamboat Company project had been required to have a traffic study done. If so, could she refer to the traffic study to understand the existing traffic patterns? Ben Neidl replied that if there was a traffic study done it would be part of the record. If the traffic study was done for the Steamboat project, it wouldn't suffice for the purpose of this new project. UCPB stated that a traffic study *should* be considered. The traffic study condition may be met by having a conversation regarding the traffic in the area.

Ben Neidl stated that the UCPB requested that the responses to the required modifications be re-referred directly from the applicant. The UCPB should be allowed the 30 days from the September 5th submission for additional comment. The re-referral may reduce several of UCPB recommendations.

Currently, SEQR is being done for the entire project and Site Plan for Phase one only. The traffic and parking considerations will be part of the entire project SEQR review. The phases of the projects and requirements for each phase were discussed.

Comments from the Fire Department regarding access to the property have not been received yet. The radius of the fire truck needs to be considered regarding the landscape plan and tree placement. Eyal Saad will forward the site plan to the Fire Chief. The Chief will need to review the master plan to make a final determination. The Waterfront Advisory Board will also be forwarded the master plan for consideration.

Scott Roeber made a motion to adjourn the Public Hearing for the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Site Plan and Special Use Permit until the October 9th meeting. Marilyn Daley seconded the motion to adjourn the Public Hearing for Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Site Plan and Special Use Permit until October 9th meeting. The motion carried unanimously.

Eyal Saad inquired if the utilities had been addressed. Jolanda Jansen responded that the project is considering being off the grid by using solar powered lights and porta potties and by the completion of the project using composting toilets. The architects will be addressing the issues regarding electric, lighting, plumbing and water.

Lot Line Revision for 298 Ulster Avenue Joanne Ostrander

The lot line revision application for 298 Ulster Avenue was addressed and tabled until the necessary SEQR Part 1 form is complete.

298 Ulster Avenue/AutoZone Site Plan and Special Use Permit

Mary Leahy inquired if the Board had any outstanding concerns regarding the Auto Zone project. A written decision is required as to the approval or denial of the application. The final determination has to be memorialized as a resolution. Ben Neidl will draft the resolution to be voted on at the next meeting in October.

Eric Johnson questioned about the future use of the property if Auto Zone leaves. Ben Neidl stated that NY law states that you cannot make one of your conditions only apply to this owner. It is title use not identity of owner. A new owner would be bound by whatever conditions are imposed in the original Special Use approval. There is no way to impose or enforce what may or may not happen with the building in the future. Eyal Saad stated that strict rules to this application apply to all future owners and any future changes must be approved by a Special Use permit.

The criteria of approval for the Site Plan were discussed. Mary Leahy stated that from the start of this application a concern of the Board with developing this property was the ascetics as you entered and exited the Village. The disturbance to the rock out cropping and the grove of trees should be as minimal as possible to retain much of the current look. John Joseph stated that he will be developing the property as per the landscaping plan submitted.

The height of the building was discussed and compared to the measurements on the site plan and previous meeting minutes. The building size will remain the same as indicated on the grading plan.

Ben Neidl questioned whether there were any remaining questions or conditions regarding the traffic and signage that needed to be discussed. Mary Leahy stated that the conditions for traffic has been exhausted. The accommodations for the left turn lane and exiting on to Railroad Avenue were all made.

The Board was satisfied with the thorough review of the application and feel that all issues have been addressed.

Eric Johnson made a motion to authorize Ben Neidl draft a Resolution to grant the Site Plan and Special Use Permit for the 298 Ulster Ave/AutoZone project.

Scott Roeber seconded the motion to authorize Ben Neidl draft a Resolution to grant the Site Plan and Special Use Permit for the 298 Ulster Ave/AutoZone project. 3 yes votes and 1 abstain, the motion passed.

Special Use Permit Application Bryan Clapper 32 Partition Street

The Special Use Permit application for 32 Partition Street was discussed. The building is located in the R3 zone and the Special Use permit is allowed. The issue is that there is no parking on property. Eyal Saad stated that a Site Plan for the property will be needed to show the proposed plans, lighting dumpsters, and parking. The required one parking spot per 200sqft. would mean 40 spaces would have to be created. Since there is nowhere on the site for 40 parking spaces, an area variance to allow for less parking would be required from the Zoning Board. If the variance is approved by the Zoning Board, then the applicant would return to the Planning Board to apply for the Special Use Permit.

The applicant was advised to consider applying for the next Zoning Board meeting on September 24th at 7:00pm.

Mary Leahy presented a letter from the Lineman Institute of the North East. The Lineman Institute is a lineman training school currently located in the Town of Saugerties on Tomsons Road. The Institute is interested in the building at 32 Partition Street to house their students. There plans are to purchase the building and modify it to become housing. They also plan to purchase the property next door at 22 Partition Street for additional housing and access to the back yard for parking.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Eric Johnson. The motion carried. The meeting adjourned at 8:14pm.

The next Planning Board meeting is October 9, 2019 at 6:30pm.

Lisa Mayone Filed 9/23/19