



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
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Planning Board Meeting and Public Hearings  
September 18, 2024  
**Minutes**

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

**Others:** Eyal Saad, Ben Neidl, Andrew Zink, Joe Mihm, Mike Moriello

**Absent:**

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 made the motion to keep the Public Hearing open for 169 Ulster Avenue. Mike Karashay seconded the motion to keep the Public Hearing open for 169 Ulster Avenue. All in Favor. The motion carried.**

**8 Ferry (Slips)**

**Site Plan Commercial**

**Dara Ellenbogen made the motion to keep the Public Hearing open for 8 Ferry Street. Anne Meiswinkel 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 for the August 14, 2024 meeting. Sean Paige made the motion to approved the minutes for August 14, 2024, meeting. Bill Barr seconded the motion to approve the minutes for August 14, 2024, meeting. Five in Favor, one abstention.**

**169 Ulster Avenue (SPAF)**

**Site Plan Commercial**

No update

**8 Ferry (Slips)**

**Site Plan Commercial**

No update

Joe Mihm - we met with the Zoning Board last month, they reviewed the subdivision application. Regarding the area and the bulk area variances, the Board suggested that the area variances be reduced. The property line in front of the building, pushing to the edge of the asphalt. Unit # 11, the property line moved was moved out 10 feet to avoid request of the side yard setbacks. The map has been updated.

Mike Moriello stated he thought the construction was completed and it was not, and apologized for thinking it was a Type II SEQR, it's TYPE I. There is a private right away and maintenance agreement and provision for water and sewer. The AG office, a plan that the common areas to be governed by a policy Corporative Policy Statement 7 Letter. Expedited procedure instead of the full offering plan which would be for condominiums. The CPS 7 Letter really governs interest in real property, Wayne Graff does a lot of that kind of work, he is the lawyer for the portion of the project. The right ways, this is a more streamlined approach. Area variance part I have not put the 5 Part analysis, and I will do that and put it before the Zoning Board for the area variances.

Mike Karashay asked the about the common area that everyone would share in the cost. The driveway and the parcel to the east. CPS 7 letter will include the common area, the maintenance of the driveway.

Dara asked if there were any questions. The next step is to get Zoning Board, Planning Board will be the Lead Agent, Mike will mail that out. Dara approved that Mike mailing out the SEQR. Eyal asked about the number of variances, bring to Zoning Board the amount of variances to the number of variances reduced. Mike stated once the analysis is completed it will be listed, the requested amount of variances originally and the modified number of variances.

Dara stated that there was no additional time on the agenda. A question was asked, Dara stated that if the question was related to the two open Public Hearings? The question was not on the open items for public hearing. Ben advised it's the chair's discretion to take questions, Dara didn't have a problem with the question. The resident lives on 121 Ulster Avenue, the question is there a possible big development going on behind the Police Station, rezoning and a bunch of stuff, I am a professional engineer and understand the nuances of it. Dara answered there has been nothing brought to the Planning Board. Another question, has it gone in front of the Zoning Board? Eyal stated there is talk of a project nothing has been brought to either board. The resident stated my biggest concern is once it gets to the Planning Board, it's gone down the rabbit hole and there isn't too much you can do to prevent a lot of stuff. I heard 200 units, 400 parking spots. The traffic light cannot accommodate that amount of traffic. The railroad crossing backs up traffic passes my house; I have major concerns. I don't know what avenue to take to voice those concerns to prevent something enormous happening. Ben Neidl stated if the application comes to this Board or Zoning Board there will be a Public Hearing to voice your concern. The resident didn't get a letter for the Public Hearing for 169 Ulster Avenue; I didn't get notified for that Public Hearing. Eyal stated you were not in the 200 ft radius, that is why you didn't get notified. Eyal suggested to come to the meetings or contacting Peggy for the agenda each week.

Eyal stated the Village Board Meeting has had a discussion on the ADU's. I am not sure what will come of this, R2 is 1 – 2 family if connected it's allowed. The Village has the issue of parking.

Mike Karashay thanked the Planning Board with the flexibility of moving the Planning Board Meeting from 9/11/2024 to tonight.

**Dara Ellenbogen made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Bill Barr. All in Favor. The motion carried unanimously. The meeting adjourned at 6:55pm.**

The date of the next Planning Board meeting is **Wednesday, October 9, 2024, at 6:30pm**

Submitted by Peggy Melville

September 20, 2024