



VILLAGE OF SAUGERTIES
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Planning Board Meeting May 8, 2019 Minutes

Present: Planning Board – Mary Leahy, Michael Karashay, Scott Roeber, Eric Johnson, Marilyn Daley
Others: Ben Neidl, Don Hackett, Ed Quirk, Mark Smith, Barry Benepe, John Joseph, Barry Meddenbach, Mike Moriello, Joanne Ostrander, Bill Swart, Vincent Mclaughlin, Patrick Wadden, Laura Kopczak, Jolanda Jansen, Robin Goss, Dave Minch

Chairperson Mary Leahy opened the Planning Board Meeting for at 7:11pm.

Chairperson Mary Leahy presented the minutes from the April 10, 2019 Planning Board meeting.

Eric Johnson made a motion to approve the minutes from the April 10, 2019 Planning Board meeting. The motion to approve the minutes from the April 10, 2019 Planning Board meeting was seconded by **Scott Roeber**. The motion carried 4 to 1- Marilyn Daley abstained.

298 Ulster Avenue/AutoZone

The Planning Board will continue their discussion regarding the landscaping, egress and escrow.

Ben Neidl suggested that the escrow account be able to set up by the Village Treasurer. The amount would be up to the Planning Board to decide. The choice of the engineer will be determined. The initial amount will be established and additional funds may be required. Any remaining funds will be returned to the applicant.

Scott Roeber made a motion to establish an escrow account for the 298 Ulster Avenue Auto Zone project with the initial funding of \$3000 for engineer review. Marilyn Daley seconded the motion to establish an escrow account for the 298 Ulster Avenue Auto Zone project with the initial funding of \$3000 for engineer review. The motion carried unanimously.

The discussion regarding the left hand turn from Ulster Avenue continued from the previous meeting. **Scott Roeber and Mary Leahy** had each visited the site and have a concern about the visibility of oncoming traffic from the West to the vehicle exiting left onto Ulster Avenue. There is a small crest on Ulster Avenue that blocks the line of site. **Mary Leahy** stated the left turn out is not as easy as courtesy gaps since the traffic going across the railroad tracks are naturally slowing down and adding the left turn into the lane of traffic may cause more congestion.

The left exit out of Railroad Avenue is preferred. The UCPB is recommending the left out of Railroad Avenue also. The Town has submitted comments that they do not want traffic, other than delivery trucks, routed to Railroad Avenue. The reason for the Town's comment will have to be reviewed. The Department of Transportation has signed off on the plan with the left turn out onto Ulster Avenue. According to John Joseph, the permit officer for DOT is a Village resident who is familiar with the traffic patterns and the traffic study that was provided. The traffic studies indicate that the high accident area is above Railroad Avenue. The applicant had provided a supplement to the traffic study which explains each accident. The traffic studies were discussed and compared. **Vincent McLaughlin** stated that the left turn was a concern of the Ulster County Planning Board.

Mary Leahy read UCPB response to Access and indicated as a required modification – *A commercial driveway permit from NYS DOT will be required for the proposed access onto NYS Route 212. Given the proximity of the property to a high incident location, it is recommended that all left hand egress movements be handled at Railroad Ave and that the driveway directly onto Route 22 be utilized for right-in/right-out movements only.*

Ben Neidel stated that in order to reconcile the overlapping information in the traffic studies, input from a third party expert would be required. A traffic consultant could be funded through the escrow account, if necessary.

Mary Leahy returned to the discussion from the PH regarding the landscaping. The issue of mitigating the stark contrast between the Auto Zone building and the residence on the hill continued. Plantings that break up the parking area, screen the change in grade, break up the lighting from the oncoming traffic and along the railroad tracks were discussed and indicated on the landscape plan. Varieties of trees and bushes were considered.

Mary Leahy is concerned with the lighting and mass of the building at the gateway to the Village. Mary stated that most of the businesses on Ulster Avenue are one story moderate buildings and are at street level.

John Joseph stated he will find out the size of the neighboring business and reduce the lighting to the minimum requirements. He also stated that there are options to the size of the Auto Zone building. The HVC units are governed by the NYS energy code but they could be screened from view. The signage will be done strictly to village code. A floorplan will be provided, although it is basically a warehouse.

The Public Hearing is open for comment until the June 12th Planning Board meeting.

Hudson River Sloop Clearwater – Arm of the Sea Tidewater Center

Patrick Wadden introduced **Laura Kopczak and Jolanda Jansen** as part of the team that has put the Tidewater Center project and application together.

Mary Leahy stated that Special Use Permit is required for performing arts. The project is for the entire plan to be completed in stages. The master plan would have to be approved with additional approvals for each phase.

Jolanda Jansen stated that the EAF addresses the whole project and then there will be individual site plans modification for each phase. The first phase would include a gravel parking lot, awning in the coal bin and a 300 square foot operation building/storage shed.

Ben Neidl stated the EAF will go to all the agencies identified for a coordinated review of the environmental implications of the whole project.

Jolanda Jansen stated they are hoping to get approval from the DOH for composting toilets in another phase and aquatic class rooms in the stream would have to be approved by the Office of General Services in another phase. At this point phase one is the only phase that is funded.

Mary Leahy questioned whether the placement of dock issue had been resolved. A previous meeting with Eyal Saad, Ben Neidl, Patrick Wadden and Jolanda Jansen resulted in the dock being moved as not to interfere with public fishing. The new placement was verbally approved by Eyal Saad. The dock allows access to small boats on the water. The new bulk head ends at the corner of the coal bin, by moving the fencing a few feet from the coal bin, it allows for a ladder to the new placement of the dock. This will take very little away from the public fishing.

Ben Neidl stated that an intention to act as lead agency letter will be required to be mailed to the agencies identified in the EAF and other agencies that may need permits or approvals.

Patrick Wadden mentioned that the DEC approved the land portion of the plan about a year ago. The shore line stabilization permit was granted.

All the agencies have 30 days to respond to the lead agency notification.

Eric Johnson made a motion to authorize counsel and the clerk to circulate an intention to serve as lead agency.

The motion to authorize counsel and the clerk to circulate an intention to serve as lead agency was seconded by Michael Karashay. The motion carried unanimously.

The Letter of Consent form has just been received back from the Hudson River Sloop Clearwater. **Patrick Wadden** will submit tomorrow to complete the application.

Scott Roeber commented that the site plan review would include the lighting and parking. **Yolanda Jansen** stated that the parking calculations listed on the master plan are for the entire project. The goal for completion is to cap the site this year, taking ownership and fundraising. Most likely full completion at 5-10 years.

Patrick Wadden stated that from the NY Rising project and pro bono work that was done there is approximately \$350,000 already invested in the property. NY Rising work brought in the access road, fenced in the ruins and the constructed the new bulkhead.

Grants from the Hudson River Estuary Fund helped clean up the site and pay for the model of the Tidewater Center. The Planning Board members looked over the model and asked general questions regarding what is included in each phase.

Jolanda Jansen stated that the goal is to be as environmentally friendly as possible, using composting toilets, solar panels and recycling.

Each phase of the master project will require elevations, signage, lighting, parking, and materials list for the work being done. A Building Permit will be required within 180 days of the site plan approval and the Building Permit is valid for 1 year. A Public Hearing will be required. The application and plans will be available in the Village office for view.

Eric Johnson made a motion to schedule a Public Hearing for the Site Plan and Special Use Permit application by Hudson River Sloop Clearwater and Arm of the Sea for July 10 at 6:30pm. The motion to schedule a Public Hearing for the Site Plan and Special Use Permit application by Hudson River Sloop Clearwater and Arm of the Sea for July 10 at 6:30pm was seconded by Scott Roeber. The motion carried unanimously.

Mary Leahy stated that she attended a meeting with Barry Benepe, Mark Smith and Don Hackett regarding the proposal of creating an Architectural Advisory Committee. The initial idea would be to have the committee shared between the Town and Village. The Planning Board members discussed the qualifications required to be on the Committee, the role of the Committee and how it would affect the process for the Planning Board members. Concerns included adding another layer of opinions, and possibly lengthening the review process. As well as, the architectural questions being taken away from the Planning Board members. The Planning Board members should be knowledgeable about the goal for the character of the Village based on the Comprehensive Plan. All members have a copy. The review of the Auto Zone project is an example of the need to keep the Comprehensive Plan in mind. The zoning codes does already include guidelines for architecture. Is the idea of the Architectural Advisory Committee something that the Planning Board would want Don Hackett to present to the Village Board?

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Scott Roeber. Motion carried- meeting adjourned at 9:02pm.

The next Planning Board meeting is June 12, 2019 at 6:30pm.

Lisa Mayone Filed 5/16/19