



VILLAGE OF SAUGERTIES
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Planning Board Meeting and Public Hearings August 24, 2022 Minutes

Present: Planning Board –Michael Karashay, Douglas Mulqueen, Anne Meiswinkel, Rae Stang
Others: Eyal Saad, Ben Neidl, Stephen Shafer, John Mullen, Ed Cooper, Joe Mihm, Mike Moriello

Michael Karashay opened the **Planning Board Public Hearings and Meeting at 6:30pm.**

Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision

There was no one at the Public Hearing that had questions or comments regarding this project.

Douglas Mulqueen made a motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the September 14, 2022 meeting. **Anne Meiswinkel** seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the September 14, 2022 meeting. The motion carried unanimously.

RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan

There was no one at the Public Hearing that had questions or comments regarding this project.

Doug Mulqueen made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the September 14, 2022 meeting. **Anne Meiswinkel** seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the September 14, 2022 meeting. The motion carried unanimously.

The applicants will be contacted regarding their future plans with this project since it has been several months since they have been in attendance.

Michael Karashay presented the minutes from the July 13, 2022, Planning Board meeting.

Doug Mulqueen made a motion to approve the minutes from the July 13, 2022, Planning Board meeting.

Anne Meiswinkel seconded the motion to motion to approve the minutes from the July 13, 2022, Planning Board meeting. The motion carried unanimously.

Storage 28 LLC Commercial Site Plan Approval Extension

A letter requesting a 180-day extension to the approval of the Storage 28 LLC Commercial Site Plan application was received from the project agent, Khatarr Elmassalemah, PE. **Chairman Karashay** presented the letter for the Boards review.

Anne Meiswinkel made a motion to approve the request for a 180-day extension to the approval of the Storage 28 LLC Commercial Site Plan application. **Rae Stang** seconded the motion to approve the request for a 180-day extension to the approval of the Storage 28 LLC Commercial Site Plan application. The motion carried unanimously.

Clovelea LLC, 134 Burt Street, Commercial Site Plan and Special Use Permit Resolution #4

Michael Karashay presented Resolution #4 Clovelea LLC, 134 Burt Street, Commercial Site Plan and Special Use #4 for approval.

The Board had reviewed and approved the application for Clovelea LLC, Commercial Site Plan and Special Use Permit at the July 13th meeting.

Michael Karashay made a motion to accept Resolution #4 for the Clovelea LLC, Commercial Site Plan and Special Use Permit approval. Doug Mulqueen seconded the motion to accept Resolution #4 for the Clovelea LLC, Commercial Site Plan and Special Use Permit approval. A roll call of 4 members present resulted in 4 Yes votes. One absence, One abstain. The motion carried.

Arm of the Sea, Tidewater Center, Change of Approved Plan Resolution #5

Michael Karashay presented Resolution #5 Arm of the Sea, Tidewater Center, Change of Approved Plan for approval. The Board had reviewed and approved the Arm of the Sea, Tidewater Center, Change of Approved Plan at the July 13th meeting.

Michael Karashay made a motion to accept Resolution #5 for the Arm of the Sea, Tidewater Center, Change of Approved Plan approval. Doug Mulqueen seconded the motion to accept Resolution #5 for the Arm of the Sea, Tidewater Center, Change of Approved Plan approval. A roll call of 4 members present resulted in 4 Yes votes. One absence, One abstain. The motion carried.

Michael Persico, Lot Line Revision, 11 & 19 Montross Street

Michael Karashay presented Resolution #6 Michael Persico, Lot Line Revision, 11 & 19 Montross Street for approval. The Board had reviewed and approved the Michael Persico, Lot Line Revision, 11 & 19 Montross Street at the July 13th meeting.

Michael Karashay made a motion to accept Resolution #6 for the Michael Persico, Lot Line Revision, 11 & 19 Montross Street approval. Doug Mulqueen seconded the motion to accept Resolution #6 for the Michael Persico, Lot Line Revision, 11 & 19 Montross Street approval. A roll call of 4 members present resulted in 4 Yes votes. One absence, One abstain. The motion carried.

Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision

Joe Mihm updated the Board regarding the Esopus Icehouse project. The project will combine 30 & 32 Hill Street properties. The house at the entrance to the property will stay, the garage, the house at the bottom of the property and the existing barn will be removed and one-story structure will become a maintenance shop. The project consists of an eleven-unit residential building. Each unit will have a garage, one parking space and an additional parking area.

In March of 2020, the NYS DEC extended the wetland boundary from the cove to the Esopus Creek shoreline and claimed that the vegetation is part of the wetland. The entire project was then partially in the protected zone. Changes were made to the project to account for the 100' protected zone. The driveway was reduced from 20' to 16' which allowed for the entire building to be pulled back out of the protected zone. A few reconfigurations to some of the units was necessary. The change in the driveway size was approved by the Fire Dept. for accessibility. All changes are indicated on the revised plans that were submitted. The water, sewer and storm water drainage systems remain the same. The Village wastewater pump station on Hill Street will be upgraded by the applicants with new pumps and controls as part of this project.

The wetland issues with the NYS DEC have been resolved. A Notice of Complete Application has been published in the papers. The public has until August 25th to submit any comments regarding the application for the project. To date no comments have been received. A wetland permit should be issued after any comments are addressed. The project is above the flood plain elevation.

The Historic Review Board has reviewed and approved the project.

Mike Moriello had submitted a draft of the SEQR part 2 form. As Lead Agency the Planning Board is required to complete the SEQR part 2 questionnaire. Ben Neidl read through each question of the SEQR part 2 in full.

Each question was discussed and answered with a second review of #9a regarding the visibility of the project.

The Planning Board agreed that overall, the answers were No to Small Impact on each question.

Doug Mulqueen made a motion to accept the Esopus Icehouse LLC SEQR Part 2 as submitted. Rae Stang seconded the motion to accept the Esopus Icehouse LLC SEQR Part 2 as submitted. The motion carried unanimously.

The Notice of Negative Declaration SEQR Part 3 will be reviewed at the September meeting.

Trinity Church, 32 Church Street, Special Use Permit

Stephan Shafer representing the Trinity Church spoke regarding the continuation of the parking facility project on the lawn northwest of the church. The church will be selling the property to the Friends of the Esopus Creek for parking and access to the creek. The diocese has approved the sale and an approval from the State Supreme Court regarding churches is pending. The application for the Special Use Permit is to be obtained before the sale is complete.

The site plans submitted are for 5 parking spaces and landscaping designed by Stefan Yarabek. The parking lot would be made of item 4 for permeability. A Zoning Board variance is needed for the parking lot to not be paved. A NYS DOT permit for a curb cut is required.

The application would have to be forwarded to the Ulster County Planning Board for review and a SEQR designation sent to interested parties.

The Village Code 210.59 requires the site plan to be prepared and signed by a professional engineer or surveyor.

Doug Mulqueen made a motion to table the Trinity Church Special Use Permit application until signed professional site plans are submitted. Rae Stang seconded the motion to table the Trinity Church Special Use Permit application until signed professional site plans are submitted. The motion carried unanimously.

Anne Meiswinkel made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Doug Mulqueen. The motion carried unanimously. The meeting adjourned at 8:00 pm.

The date of the next Public Hearings and Planning Board meeting is Wednesday, September 14 at 6:30pm.

Submitted by Lisa Mayone

August 26, 2022