



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

**Planning Board Meeting and Public Hearings
February 14, 2024
Minutes**

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

Absent: Dara Ellenbogen, Andrew Zink

Others: Eyal Saad, Ben Neidl, John Orem, Adam Slagsvol

PUBLIC HEARING

Family of Hope Church 35 Livingston Street

Special Use Permit

No one from the Public came to speak at the Public Hearing for 35 Livingston Street

Mike Karashay proposed to close the Public Hearing for 35 Livingston Street, Lisa Mayone made the motion to close the Public Hearing for 35 Livingston Street. Bill Barr seconded the motion to close the Public Hearing for 35 Livingston Street. All in Favor. The motion carried.

42 Livingston Street

Special Use Permit

No one from the Public came to speak at the Public Hearing for 42 Livingston Street

Mike Karashay proposed to close the Public Hearing for 42 Livingston Street, Bill Barr made the motion to close the Public Hearing for 42 Livingston Street. Sean Paige seconded the motion to close the Public Hearing open for 42 Livingston Street. All in Favor. The motion carried.

REGULAR MEETING

Mike Karashay presented the minutes from the January 10, 2024, Planning Board Meeting. Anne Meiswinkel made a motion to approve the minutes for January 10, 2024, Planning Board Meeting. Bill Barr seconded the motion to approve the minutes for January 10, 2024, Planning Board Meeting. All in Favor. The motion carried.

Family Hope Church - 35 Livingston Street

Special Use Permit

Mike Karashay stated that Ulster County came with a No Impact comment. We have reviewed the lighting. Does the board have any special conditions on this special use permit? The Fire Department had no comment on this special use permit.

SEQR- Part 2 and Part 3 – See attached

Mike Karashay presents the acceptance of the SEQR form for 35 Livingston Street. Lisa Mayone makes the motion for the acceptance of the SEQR form for 35 Livingston Street. Bill Barr seconded the motion for the acceptance of the SEQR form for 35 Livingston Street. All in Favor. The motion carried.

Mike Karashay presents the approval of the 35 Livingston Street Special Use Permit. Anne Meiswinkel made the motion to approve the 35 Livingston Street Special Use Permit. Sean Paige seconded the motion to approve the Livingston Street Special Use Permit. All in Favor. The motion carried.

Resolution # 1 2024 – see attached

SEQR Part 2 and Part 3 – see attached

Mike Karashay accepts a motion on the negative SEQR declaration for 42 Livingston Street. Bill Barr made a motion for the negative SEQR declaration for 42 Livingston Street. Anne Meiswinkel seconds the motion for the negative SEQR declaration for 42 Livingston Street. All in Favor. The motion carried.

SEQR Part 2 and Part 3 – see attached

Ben Neidl will prepare the Resolution for 42 Livingston Street.

Mike Karashay presents the approval of the 42 Livingston Street Special Use Permit. Anne Meiswinkel made the motion to approve the 42 Livingston Street Special Use Permit. Bill Barr seconded the motion to approve the 42 Livingston Street Special Use Permit. All in Favor. The motion carried.

169 Ulster Avenue

Commercial Site Plan

The new request site plan commercial, 169 Ulster Avenue, GE Price Holdings LLC. Renovating space into 3 retail spaces.

Mike Karashay presents to set a Public Hearing for 169 Ulster Avenue, GE Price Holdings LLC. Bill Barr made the motion to set a Public Hearing for 169 Ulster Avenue, GE Price Holdings LLC for March 13th. Sean Paige seconded the motion to set a Public Hearing for 169 Ulster Avenue, GE Pricing Holdings LLC for March 13th. All in Favor. The motion carried.

Anne Meiswinkel made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Lisa Mayone. All in Favor. The motion carried unanimously. The meeting adjourned at 7:23pm.

The date of the next Planning Board meeting is **Wednesday, March 13, 2024, at 6:30pm**

Submitted by Peggy Melville

February 16, 2024

Project:	PB23006 - 35 Livingston St.
Date:	February 14, 2024

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

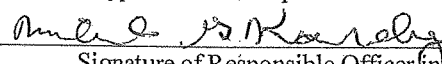
Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Village of Saugerties Planning Board	February 14, 2024
Name of Lead Agency	Date
Michael Karashay	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	_____
Signature of Responsible Officer (in Lead Agency)	Signature of Preparer (if different from Responsible Officer)



VILLAGE OF SAUGERTIES
43 PARTITION STREET
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PHONE: 845-246-2321 FAX: 845-246-0887

Village Planning Board

Resolution #1 of 2024

WHEREAS, on or about November 21, 2023, the Family of Hope Church Board (the "Applicant") submitted an application to the Village of Saugerties Planning Board ("VPB," or the "Board"), seeking a special use permit and approval for a site plan for property located at 35 Livingston Street, Saugerties, New York, having a section block and lot number of 18.61-2-19 (the "Property"), located in the Village's R2 zoning districts; and

WHEREAS, with the application, the Applicant submitted a completed Short Environmental Assessment Form (SEAF) Part 1, pursuant to New York's State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Property is used principally as a church, and the Applicant proposes to allow a boxing school to operate in the second floor of the building. The Code Enforcement Officer has determined that the proposed boxing school is a "Recreation Club" under the Village's Zoning Code; and

WHEREAS, during its public meeting of December 13, 2023, the VPB advised the Applicant that it required a professionally prepared and stamped site plan for the application to be deemed complete. The VPB and determined, by motion, to set a public hearing on the application for January 10, 2024, in anticipation that the Applicant would file a formal site plan prior to that. The VPB also determined, by motion to act as SEQRA lead agency, to deem the project an "unlisted" action under SEQRA; and

WHEREAS, in January 2024 the Applicant submitted a formal proposed site plan stamped by Registered Architect Matthew W. Mason. During the VPB's public meeting of January 10, 2024, the VPB deemed the application complete and determined, by motion, to adjourn and continue the public hearing hearing on the application to February 14, 2024. The VPB also determined, by motion to refer the application and site plan to the Village of Saugerties Fire Department, Village of Saugerties Water Department and the Village of Saugerties Wastewater Department for review and comment. The VPB also determined by motion to refer the application and site plan to the Ulster County Planning Board ("UCPB") for review pursuant to General Municipal Law §239-m. The Village Clerk thereafter referred the application to those agencies; and

WHEREAS, on January 26, 2024, the Applicant submitted a revised site plan implementing certain details requested by the VPB during the January 10 meeting, including indication of the front entry and side entry locations, the proposed use occupancy (Recreation Club), the limitation of Recreation Club occupancy to 16, and indication of driveway lighting;

WHEREAS, in a report to the VPB dated February 12, 2024, the UCPB advised that the application's proposal posed no county impact; and

WHEREAS, none of the other agencies to whom the Clerk circulated the application have rendered any comments; and

WHEREAS, the VPB resumed the public hearing on the application on February 14, 2024. After permitting the public an opportunity to speak, the VPB determined, by motion, to close the public hearing. The VPB collaboratively completed the SEQRA SEAF Parts 2 and 3, making a negative declaration. Thereafter, the VPB deliberated upon the application in open session adjudicated the application as follows.

NOW, THEREFORE, THE BOARD HAVING DELIBERATED UPON THE APPLICATION, FINDS AND ORDERS AS FOLLOWS:

FINDINGS OF FACT

A. General Findings

1. The findings set forth below are based on the VPB's review of the application and all supporting materials, the commentary of the Applicant and/or its representatives, public comment, and the VPB's knowledge of the subject Property and the surrounding neighborhood, the advice of the Code Enforcement Officer and Village attorney, and the VPB's knowledge of the Village Code.

2. The Property is currently improved by one building that is used as a church. The main use of the building will continue to be the church use. This application comes before the VPB because the Applicant proposes to allow a boxing school to operate on the 800 sf second floor of the building on some days and/or evenings.

3. The Code Enforcement Officer has determined that the proposed boxing school use is a "Recreation Club" under the Village Zoning Code, which is a special use in the R2 zoning district (where the Property is) under Zoning Code §210-13A.

4. The VPB notes that there were no objections to this application by any attendees of the three public hearing sessions.

B. Special Use Permit Findings

5. Special use permit applications are governed by the criteria set forth in Saugerties Village Code §210-58(C).

6. The VPB finds the following with regard to the criteria in Village Code §210-58(C)..

Criteria #1: “That all proposed structures, equipment, or material shall be readily accessible for fire and police protection and shall be adequately served by sewer and water facilities and recreation facilities.” (Village Code §210-58[C][1][a].)

7. The existing building has historically enjoyed water and sewer service and adequate accessibility for fire and police service. There is no reported history of the Property experiencing complications with any of these services.

8. The site plan materials indicate that the Applicant is not altering the structure or appearance of the existing building.

Criteria 2: “That the proposed use is of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the district in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.” (Saugerties Village Code §210-58[C][1][b].)

9. The foot print and visual profile of the existing building will not be changed to accommodate the Recreation Club. The building will be no less harmonious with the surrounding neighborhood than it is now. The VPB perceives no way in which the sometime boxing school activity inside the second floor of the building will affect the orderly development of adjacent properties.

Criteria 3:¹ The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient, or incongruous with, the said residential district or conflict with the normal traffic of the neighborhood.

10. The relatively modest use of a part-time boxing school in an 800 square foot interior area is not so large an expansion of the operations of the Property as to be hazardous, inconvenient, or incongruous with the neighborhood.

11. The proposed use is also likely to have a negligible impact on traffic, if any. The VPB does note that the site plan contemplates four (4) offstreet parking spaces. As per guidance from the Code Enforcement Officer, for a Recreation Club four (4) offstreet spaces is sufficient to

¹ This criterion applies to properties in or adjacent to residential zoning districts. It is applicable here because the Property is located in the R2, a residential district.

meet the Village minimum parking requirements if the number of Recreation Club occupants is limited to 16 at a time. The VPB will include the 16 person limit as a condition of approval, and notes that this limitation is already noted in the revised site plan.

Criteria 4:² The location and height of buildings, the location, nature, and height of walls and fences, and the nature and extent of screening and landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or diminish the value thereof.

12. The project involves no new construction and no changes to the layout or appearance of the existing building. It will have no visual effect on the surrounding area and does not implicate the need for any mitigation measures such as screening or landscaping.

C. Site Plan Findings

13. The approval of site plans in the Village is governed by the criteria set forth in Saugerties Village Code §210-59(B), which the VPB applies immediately below.

14. The building is not being altered, and the only material alteration to the exterior is the designation of the four (4) offstreet parking spaces. The Property is and will continue to be reasonably compatible with that of surrounding structures in this area.

15. The proposed traffic access is adequate and not excessive. There is adequate width, grade, alignment, and visibility for the proposed use, and not located too near street corners or other places of public assembly; and other similar safety considerations.

16. The off-street parking and loading spaces are adequate to prevent obstruction in public streets, and the interior circulation is adequate to provide safe accessibility to all required off-street parking lots, loading bays and building services. Provided, however, to meet compliance with the Village minimum offstreet parking requirements, the approval will include a condition of approval limiting the number of Recreation Club occupants at any given time to 16.

17. Given its nature and its location, the project does not impact playgrounds residential yards or other open spaces and, therefore, there is no need to consider screening of such areas.

18. The project has no impact on existing trees.

19. The paved areas accessible to pedestrians are adequate, but do not create of vast expanses of pavement. The Applicant does not propose to create any more pavement than there currently is.

20. The VPB has considered whether all outdoor lighting is of such nature and so arranged as to preclude the diffusion of glare onto adjoining properties and streets, and the lighting

² This criterion also applies to properties in or adjacent to residential zoning districts. It is applicable here because the Property is located in the R2, a residential district.

in general. The VPB finds that the project will not pose problems with regard to lighting.

21. The project does not pose excessive or extraordinary drainage or sewer demands. The use presents ordinary service demands, which should be adequately served by the drainage, internal water and sewer services.

22. The site plan and building design (and, in fact, existing building), as presented, appear to reasonably accommodate the needs of the handicapped.

23. The project does not pose undue demands with regard to the conservation of energy, and the Board finds that no special measures are necessary with regard to energy conservation.

DETERMINATION AND ORDER

24. The application for a special use permit is hereby GRANTED, and the Applicant is granted a special use permit to operate a boxing school RECREATION CLUB at 35 Livingston Street, Saugerties, New York (SBL 18.61-2-19), subject to the condition of approval described below.

25. The application for site plan approval is hereby GRANTED, and the final version of the site plan on file with the VPB, care of the Village Clerk (stamped "Received Jan. 29, 2024"), is hereby APPROVED, subject to the condition of approval described below.

26. **Condition of Approval.** The special use permit and site plan approval are conditioned upon the following restriction: the maximum number of persons who may occupy the Recreation Club at any given time is sixteen (16). The Applicant's failure to comply with this condition will be chargeable as a violation of the Village of Saugerties Zoning Code.

Presented by: Mike Karashay

Seconded by: Sean Paige

Mike Karashay, Chair Y

Lisa Mayone Y

Dara Ellenbogen N/A

Anne Meiswinkel Y

Sean Paige Y

William Barr Y

Gregory Melillo 2/14/2024
5

Project:	42 Livingston St.
Date:	February 14, 2024

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

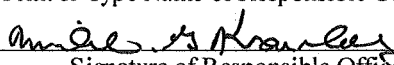
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Project: 42 Livingston
 Date: February 14, 2024

**Short Environmental Assessment Form
 Part 3 Determination of Significance**

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- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Village of Saugerties Planning Board	February 14, 2024
Name of Lead Agency	Date
Michael Karashay	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)