



VILLAGE OF SAUGERTIES
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Planning Board Meeting November 13, 2019 Minutes

Present: Planning Board – Mary Leahy, Michael Karashay, Marilyn Daley,
Others: Eyal Saad, Ben Neidl, Ed Quirk

Chairperson Mary Leahy opened the Planning Board Meeting at 6:36pm.

Mary Leahy presented the minutes from the October 9th Planning Board Meeting.

Mike Karashay made a motion to approve the minutes from October 9, 2019. Marilyn Daley seconded the motion to approve the amended minutes from October 4, 2019. The motion carried unanimously.

Hudson River Sloop Clearwater Arm of the Sea Tidewater Center

The Public Hearing remains open for Arm of the Sea. No one from the public was present to speak regarding the Arm of the Sea project.

Patrick Wadden gave a brief update as to what he is working on for the finished documents for the design of phase one and the master plan to be ready for the Ulster County Planning Board's December 4th meeting in hopes that the Ulster County Planning Board will have their comments to the Village Planning Board for the December 11th meeting. Modifications have been made to the plans to accommodate the Fire Department request for a better turn radiance, as well as parking, signage, lighting, and easement details.

Traffic study issues have been discussed at several meetings. A traffic study was thought to have been requested for the Steamboat Company, Ferry Street, project in 2016. After researching the Steamboat Company project files, it was discovered that the Planning Board did not require the Steamboat Company to undertake a traffic study at the time.

A portion of resolution stated:

Based on the Board's familiarity with the subject neighborhood and nearby roadways, the Board finds no evidence that the proposed use will generate traffic or congestion to such a degree, or with such frequency, that it would be detrimental to the neighborhood or the district. While the establishment of a working restaurant in the currently dormant building would presumably generate ebbs and flows of traffic to and from the Property during business hours, given the size and type of restaurant contemplated this would be reasonably harmonious with the surrounding area. Pedestrian and vehicular traffic to and from the Property will not be hazardous or inconvenient or incongruous nor unreasonably conflict with the normal traffic of the neighborhood

The question of whether or not a traffic study is necessary for the Arm of the Sea project application was discussed. The operational hours, types of events, number of people, cars and parking spaces for the master plan phase of the project were considered. The additional traffic for the AOS project in addition to the existing traffic for the Steamboat Company makes a traffic study warranted. The UCPB comments state that they would like a professional opinion regarding traffic.

Patrick Wadden is concerned that the traffic study may require a condition that is difficult to achieve such as suggestions of traffic lights or streets being changed to one way. How likely would that be to happen? The questions of events occurring at both venues and all cars trying to come and go at the same time. It is something that needs to be considered as well as the backup of cars causing delays. Event space traffic is different than the ebb and flow of restaurant traffic.

A copy of the Arm of the Sea letter to the Ulster County Planning Board addressing their comments was provided. Patrick Wadden stated that a planning grant that AOS is operating under completes in December, the possession of the title of property has to happen in order to begin fund raising. The need for a traffic study will be determined and Mr. Wadden will be notified of the decision.

Comments to the Zoning Board for the 32 Partition Street Variance

The variance for the 32 Partition Street project is to alleviate the requirement for 100 parking spaces to 7 parking spaces. Currently there are 3 on street parking spaces in front of the church property. The new plan indicates 6 off street parking spaces plus one ADA space being created in front of the building utilizing the grass area. The 3 on street parking spaces would be eliminated. The sidewalk would remain for pedestrians but it would be level with the road and parking spaces, similar to driveways. There would be a walkway in front of the cars and sidewalk behind the cars. The applicant states that he would be willing to allow the parking spaces to be used when the offices are closed for business. The concern is taking away on street parking spaces when parking in the Village is at a premium. The fire house, the American Legion and Donlon Auditorium often use the on street parking spaces. Three all day on street spots would be lost to 6 off street spaces at non business hours only.

Eyal Saad stated that the applicant is not required to maintain the on street parking but he is required to provide off street parking as well as an ADA space. Mary Leahy suggested possibly providing 1 ADA off street parking space and leave the 3 on street parking spaces instead of the proposed 6 off street parking spaces and 1 ADA space.

The concerns regarding the spaces will be forwarded as comments to the ZBA.

Ben Neidl read through the long form SEQR application for any concerns. No concerns other than the on street parking spaces could be considered critical parking for emergency services. Since the property is adjacent to the historic district NYS SHPO is involved and has contacted the applicant for additional information regarding the history of the building. Ben Neidl will prepare the document of comments to the Zoning Board regarding the variance application for 32 Partition Street.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Marilyn Daley. The motion carried. The meeting adjourned at 7:28 pm.

The next Planning Board meeting is December 11, 2019 at 6:30pm. Mike Karashay will fill in as Chair in Mary Leahy's absence.

Lisa Mayone Filed 11/18/19