



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
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## Planning Board Meeting and Public Hearings October 12, 2022 Minutes

**Present:** Planning Board –Michael Karashay, Doug Mulqueen, Dara Ellenbogen, Anne Meiswinkel, Rae Stang  
**Others:** Ben Neidl via phone, Steven Shafer

**Michael Karashay** opened the **Planning Board Public Hearing and Meeting at 6:35pm.**

### **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.

**Dara Ellenbogen made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the November 9, 2022, meeting. Doug Mulqueen seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the November 9, 2022, meeting. The motion carried unanimously.**

The applicants' lawyers have been in contact with Ben Neidl regarding the RYAN House application.

**Michael Karashay** presented the minutes from the September 14, 2022, Planning Board meeting.

**Rae Stang made a motion to approve the minutes from the September 14, 2022, Planning Board meeting with a correction to the spelling of her name and a typo.**

**Anne Meiswinkel seconded the motion to motion to approve the minutes from the September 14, 2022, Planning Board meeting a correction to a spelling and a typo correction. The motion carried unanimously.**

### **Resolution #7 Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision**

Mike Karashay presented Resolution #7 for the Esopus Icehouse Commercial Site Plan and Lot Line Revision that was approved at the September 14<sup>th</sup> Planning Board meeting.

**Mike Karashay made a motion to accept Resolution #7 memorializing the approval of the Esopus Icehouse LLC Commercial Site Plan and Lot Line Revision. Doug Mulqueen seconded the motion to accept Resolution #7 memorializing the approval of the Esopus Icehouse LLC Commercial Site Plan and LLC Lot Line Revision. The motion carried with four yes and 1 abstain.**

### **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 approval of the sale from the State Supreme Court regarding churches is still pending and may take several more months.

At the August meeting, the Planning Board had required the site plans be prepared and signed by a professional engineer or surveyor as required in the Village Code 210.59.

Mr. Shafer had submitted revised site plans prepared and signed by Heidecker Land Surveying, Kingston, NY on October 5<sup>th</sup> for distribution to the Planning Board for review.

Mike Karashay noted that on the new site plan, the parking lot surface will have pervious compacted item #4. Village code 142-9 requires nonresidential parking lots to be paved with concrete or asphalt. The new plan would have to be modified to include a note that it is going to be paved. Since the requirement for the paving is part of Village property maintenance law and not a Zoning requirement, then an amendment to the law would have to be petitioned through the Village Board of Trustees and not a Zoning variance. The change to the site plan to include paving and a Public Hearing will have to happen before the application can be approved.

Mr. Shafer was sure that the new buyers would want the surface to be pervious and not blacktop. The application will be on hold until the buyers are aware of the paving requirement.

**Doug Mulqueen made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Rae Stang. The motion carried unanimously. The meeting adjourned at 7:00 pm.**

The date of the next Public Hearing and Planning Board meeting is Wednesday, November 9 at 6:30pm.

Submitted by Lisa Mayone  
October 14, 2022