



VILLAGE OF SAUGERTIES
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Planning Board Meeting July 8, 2020 Minutes

Due to the COVID19 pandemic and the Governor's Executive Order 202 regarding open meetings, this meeting was held via Webex. The connection information was broadcast online for residents to participate.

Present: Planning Board – Mary Leahy, Marilyn Daley, Michael Karashay, Eric Johnson, Scott Roeber,
Others: Eyal Saad, Ben Neidl, Jeremy Ellenbogen, Paul Jorgensen, Paul Jankovitz

Chairperson Mary Leahy opened the Planning Board Meeting at 6:30pm.

Chairperson Mary Leahy presented the minutes from the June 10, 2020 Planning Board Meeting.

Mike Karashay made a motion to approve the minutes from June 10, 2020 as presented. **Marilyn Daley** seconded the motion to approve the minutes from June 10, 2020 as presented. The motion carried unanimously.

Resolution #2- The Ellenbogen Group – Site Plan and Special Use Permit 32 Partition Street

Resolution #2 memorializing the approval of the Ellenbogen Group Site Plan and Special Use Permit for the Saugerties Brewery 32 Partition Street was presented to the Board.

Mike Karashay made a motion to approve Resolution #2 memorializing the approval of the Ellenbogen Group Site Plan and Special Use Permit for the Saugerties Brewery at 32 Partition Street. **Marilyn Daley** seconded the motion to approve Resolution #2 memorializing the approval of the Ellenbogen Group Site Plan and Special Use Permit for the Saugerties Brewery at 32 Partition Street. All yes votes- the motion carried unanimously.

Resolution #3 - Marcucci Melchin Special Use Permit for 172 Burt Street

Resolution #3 to memorialize the approval for the Marcucci Melchin project was presented to the Board.

Mary Leahy made a motion to approve Resolution #3 Marcucci Melchin Special Use Permit for 172 Burt Street. **Scott Roeber** seconded the motion to approve the Resolution #3 Marcucci Melchin Special Use Permit for 172 Burt Street. All yes votes - the motion carried unanimously.

The Ellenbogen Group – Site Plan and Special Use Permit Lot Line Revision Application

Jeremy Ellenbogen explained the application to reestablish the lot line between the neighboring property for a piece of property along the driveway and at the the rear. It was originally included in the site plan application. The space is needed for the dumpsters and additional parking. The piece of property is being purchased from Pastor Fitzgerald, who currently owns the neighboring house. The church property had been purchased form the Baptist Church. The original lot line change had been approved by the Village of Saugerties Planning Board in 2006 to separate the church from the rectory property next door.

The recent purchase included a right of way for the neighboring property owner (currently Fitzgerald) to use the driveway.

The map indicates the existing line as a dotted line and the proposed change as a solid line. The change includes 1200 sq. ft. of property to allow for the driveway, dumpster area and parking. The driveway would be a common driveway for both properties to get to the back of either property.

Eyal Saad questioned the distance between the stairs of the house and the new property line. The change would eliminate any parking in the driveway. The property owner needs 1½ spaces for parking. The 2.75 ft. indicated on the map would make the side yard setback nonconforming. We can't want to make a preexisting nonconforming lot in to a larger nonconforming lot. **Jeremy Ellenbogen** confirmed that there would be no parking in the driveway since it will be a common driveway to access the rear of other property.

Mary Leahy stated that the application would have be submitted to the Zoning Board of Appeals for a variance.

Paul Jankovitz requested a letter of recommendation from the Planning Board to the Zoning Board. Mary Leahy was agreeable to providing a letter of recommendation for the project to the Zoning Board. The Zoning Board will meet on July 28th. A Public Hearing will be required for the variance. Once the Zoning Board has completed their decision on the variance, the application will have to come back to the Planning Board for final a decision on the lot line change.

Esopus Icehouse LLC, Commercial Site Plan & Lot Line revision 30 & 32 Hill Street

The applicant or representative was not present at the meeting.

Mary Leahy had reviewed the code for the area and part of the code indicates that the approval must be to the benefit of the applicant. Mary would prefer to have a rendering of the community view shed, the shoreline view, views from the bridge and beach. **Ben Neidl** stated that a visual impact study can show that engineering and subdividing along with the views if the Board requests the study.

The applicants will be contacted to confirm they want to be on the Agenda for the next Planning Board meeting.

Scott Roeber informed the Board that he will be moving out of the area to Catskill and that this is his last Planning Board meeting. Mary Leahy and members thanked Scott for being a member of the Planning Board and wished him well.

Mary Leahy stated she will not be available for the August 12th meeting. All other members need to be present to have a quorum.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Scott Roeber. The motion carried. The meeting adjourned at 7:14 pm.

The next Planning Board meeting and Public Hearing is August 12, 2020 at 6:30pm.

Lisa Mayone Filed 7/17/2020