



VILLAGE OF SAUGERTIES
43 PARTITION STREET
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Planning Board Meeting February 12, 2020 Minutes

Present: Planning Board – Mary Leahy, Marilyn Daley, Michael Karashay, Eric Johnson, Scott Roeber,
Others: Eyal Saad, Ben Neidl, Laura Kopczak, Frank Filicotto, Starke Hipp, Paul Jankovitz, Jeremy Ellenbogen,
Dara Ellenbogen

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

Mary Leahy presented the minutes from the December 11, 2019 Planning Board Meeting.

Mike Karashay made a motion to approve the minutes from December 11, 2019 as presented. Eric Johnson seconded the motion to approve the minutes from December 11, 2019 as presented. The motion carried unanimously.

Hudson River Sloop Clearwater Arm of the Sea Tidewater Center

The Public Hearing remains open for Arm of the Sea Site Plan and Special Use application. No one from the public was present to speak regarding the Arm of the Sea Tidewater Center project.

Laura Kopczak presented

Frank Filicotto, PE Branch Manager with Creighton Manning Engineering, gave an overview of the process used to determine the traffic flow for the Tide Water Center project. The impact study stressed the theatre component of the coming and going traffic. Three different locations at three different times were used in the study. The locations included the intersections of Route 9W and East Bridge Street, Route 9W and Burt Street and East Bridge Street and the Mill driveway. The times used were possible Theatre times, Friday evening 4-6pm and 7-10pm. The number of cars was based on the 99 seat theatre, the performers and attendants which averages to approximately 42 cars. The impact of 42 cars into the regular traffic flow was considered at each location with 50% at the Burt Street entry for vehicles coming from the south, 50% at the East Bridge Street entry for vehicles coming from the north, and 100% at the Mill Street entrance. The 100% was considered at peak traffic times. There is no change in the level of service at the intersections. Signage for which routes to take entering and leaving the venue, to divide the traffic, would be part of the project.

Eyal Saad questioned if there is a noticeable effect on the daytime traffic from educational camps and also when the Steamboat Company has events. No significant change was perceived. The study determined there are no traffic issues as a result of this project.

Marilyn Daley made a motion to close the Public Hearing for the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Site Plan and Special Use application. Eric Johnson seconded the motion to close the Public Hearing for the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Site Plan and Special Use application. The motion carried unanimously.

Ben Niedel stated that the Traffic Study was the last of the Ulster County Planning Board's concerns. The Planning Board has 62 days from the close of the Public Hearing to make a decision on the application.

Scott Roeber questioned the parking for the 8 extra cars that were used in the traffic study. There are 34 parking spaces on the plan versus 42 cars used in the traffic study. Parking issues were discussed with a concern of overflow cars parking along the entrance and Tina Chorvas Park. The applicant will be required to post No Parking signs along the entrance during performance times.

Mary Leahy read through the questions of the SEQR Part 2 – Impact Assessment form. All questions were answered resulting in no significant adverse impact on the environment. SEQR Part 3 was signed by Mary Leahy.

Mike Karashay made a motion to accept the negative declaration for SEQR Part 2 for the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Special Use application. Scott Roeber seconded the motion to accept the negative declaration for SEQR Part 2 for the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Special Use application. The motion carried unanimously.

The Ellenbogen Group – Saugerties Brewery

Paul Jankovitz, Architect, presented the plans for the Ellenbogen Group's project. The proposal for the Church and school property at 32 Partition Street is to convert the church into a small brewery/tap room and professional offices and remove the school building. The property has limited use due to the lack of parking. The removal of the school will allow for 39 off street parking spaces, which is sufficient to meet the parking requirements. The tap room will incorporate 600-700 square feet in the nave of the church for 60 people. Local beer, brewed off site will be served along with a small food menu. The restaurant would be open from 5:00pm – 9:30pm. The office spaces will incorporate 6400 square feet and will be open work spaces for rent. The office space would be open 8:30 – 5:00pm. The Board reviewed the plans and discussed the usage. The plan indicates the property in front of the church to be used as parking spaces. Scott Roeber inquired if the curb cut and a parking space could be eliminated to retain more of the grass area in the front. Dara Ellenbogen stated that since the plans were printed they had decided to keep more of the grass area in the front for the possible seating area and also to purchase the piece of property at the rear to add the corner in for the trash receptacles. The church wall on the school side has a stained glass window that was preserved in between the buildings. It will be exposed with the removal of the school building. Signage was discussed and is to be determined.

Mike Karashay made a motion to set a Public Hearing to review the Ellenbogen Group – Saugerties Brewery Special Use application for March 11th at 6:30pm. Scott Roeber seconded the motion to set a Public Hearing to review the Ellenbogen Group – Saugerties Brewery Special Use application for March 11th at 6:30pm. The motion carried.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Mike Karashay. The motion carried. The meeting adjourned at 7:52 pm.

The next Planning Board meeting and Public Hearing is March 11, 2020 at 6:30pm.

Lisa Mayone Filed 2/24/2020