



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

Planning Board Meeting and Public Hearings  
May 11, 2022  
**Minutes**

**Present:** Planning Board –Michael Karashay, Douglas Mulqueen, Andrew Zink, Dara Ellenbogen,  
Others: Eyal Saad, Ben Neidel – by phone, Nina Schmidbaur, Mariela Galeano, Alberto Galeano, Patrick Wadden,  
Dave Gordon w/Hudson Valley1

**Michael Karashay** opened the **Planning Board Public Hearings and Meeting at 6:32pm.**

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

There was no one at the Public Hearing that had questions or comments regarding this project.

**Douglas Mulqueen** made a motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the June 8, 2022 meeting. **Andrew Zink** seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the June 8, 2022 meeting. The motion carried unanimously.

**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.

**Douglas Mulqueen** made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the June 8, 2022 meeting. **Andrew Zink** seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan and special Use permit application open for the June 8, 2022 meeting. The motion carried unanimously.

**Clovelea LLC, 134 Burt Street, Commercial Site Plan and Special Use Permit**

**Mariela and Alberto Galeano**, 128 Burt Street, were present to get information regarding the plans for 134 Burt Street. **Mariela and Alberto Galeano** are the new owners of 128 Burt Street, which is located next to Clovelea, 134 Burt Street. **Nina Schmidbaur** shared the site plan map and explained the project plans for Clovelea. The project is divided into three phases. Phase one will include an owner-occupied residence on the second floor. The second phase would be the commercial office space on the first floor. The third-floor apartment will be the third and final phase. Parking spaces and lighting were discussed.

**Douglas Mulqueen** made a motion to keep the Public Hearing for the Clovelea, Commercial Site Plan and Special Use permit application open for the June 8, 2022 meeting. **Dara Ellenbogen** seconded the motion to keep the Public Hearing for Clovelea, Commercial Site Plan and Special Use permit application open for the June 8, 2022 meeting. The motion carried, 3 yes and 1 abstain.

**Chairman Karashay** presented the minutes from the April 13, 2022, Planning Board Meeting.

**Andrew Zink** made a motion to approve the minutes from April 13, 2022, Planning Board meeting. **Douglas Mulqueen** seconded the motion to approve the minutes from April 13, 2022, Planning Board meeting. The motion carried unanimously.

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

No one was present to discuss the Esopus Icehouse Project. Correspondence from NYS DEC indicated that there are still concerns regarding storm water issues. The Public Hearing for the Esopus Icehouse project remains open.

**RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan**

No one was present to discuss the RYAN Inc. project. The Public Hearing for the RYAN House project remains open.

**Clovelea LLC, 134 Burt Street, Commercial Site Plan and Special Use Permit**

**Nina Schmidbaur** stated the Clovelea LLC, Commercial Site Plan and Special Use Permit application has been submitted to the Historic Review Board for review.

The responses from interested agencies have not yet been received.

The Public Hearing for the Clovelea, LLC project remains open.

**Arm of the Sea Tide Water Center, Commercial Use Permit and Site Plan**

**Eyal Saad** stated that the engineer for the Arm of the Sea Tide Water Center had contacted him regarding the construction of the tent for the first phase of the project. The tent structure he proposed is a temporary 60x40 tent to be placed inside the coal bin walls. The proposed structure and location do not conform with the original plans approved by the Planning Board in May 2020 and renewed in July 2021 and February 2022.

The tent structure within the walls of the coal bin would cause issues regarding egress and ADA compliance.

**Patrick Wadden** explained that the tent will be professionally installed. It will have removeable panels for seasonal use. The tent will be placed within the courtyard walls. The grant that would have supplied the funds to proceed with phase one of the project was not received. This proposed tent is an affordable alternative.

**Eyal** stated that the project was approved based on the plans originally submitted. Any changes to the original plan need to be submitted to the Planning Board for approval. The issue with the new tent and location raises issues regarding egress, ADA compliance and lighting. **Patrick Wadden** agreed to submit revised plans for the June 8<sup>th</sup> Planning Board meeting.

**Andrew Zink** made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by **Dara Ellenbogen**. The motion carried unanimously. The meeting adjourned at 7:38pm.

The date of the next Public Hearings and Planning Board meeting is Wednesday, June 8th at 6:30pm.

Submitted by Lisa Mayone

May 13, 2022