



VILLAGE OF SAUGERTIES
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Planning Board Meeting
May 8, 2019
Public Hearing Minutes

Present: Planning Board – Mary Leahy, Michael Karashay, Scott Roeber, Eric Johnson, Marilyn Daley

Others: Ben Neidl, Don Hackett, Ed Quirk, Mark Smith, Barry Benepe, John Joseph, Barry Meddenbach, Mike Moriello, Joanne Ostrander, Bill Swart, Vincent Mclaughlin, Patrick Wadden, Laura Kopczak, Robin Goss, Dave Minch

Southern Realty and Development and Joanne Ostrander, 298 Ulster Avenue 298 Ulster Avenue

Chairperson Mary Leahy opened the Public Hearing for the Site Plan and Special Use Permit application of Southern Realty and Development and Joanne Ostrander, 298 Ulster Avenue at 6:30pm. Anyone in attendance was invited to speak. *No one Responded.*

Barry Meddenbach referred to the architectural plans that had been submitted as requested from last month's Planning Board meeting. There are two building styles shown. The colors can be changed. Split face block is the building material shown in cream and red. The material is similar to the block used on the Price Chopper and CVS buildings.

The 2HVC units would be on top, in the middle of the flat roof. Most likely not visible from the road, but John Joseph will find out. The Board members, Mr. Joseph and Mr. Meddenbach discussed the elevation and size of the building.

The overall height of the building will be approximately 21 feet high and the size will be 7300 square feet. In comparison the CVS building is 10,125 square feet. The height and size can possibly be adjusted. The property has a high grade so the slope will be cut back approximately 20 feet. And the building will sit approximately 11 feet above the railroad tracks. There will be a retaining wall along the back corner slope. The placement of the building with measurements is indicated on the grading map. The runoff will be handled through a recharge basin under the parking lot.

The runoff is a question of the Tree Commission as well. John Joseph stated that the State DEC guidelines will be met and it will be a sophisticated system that will be an improvement over what is currently there.

An engineer to review the site plans is part of the Village code that allows for an escrow account to pay for the engineering services.

The issue of the size and the difference between the height of the Auto Zone building and the house on the top of Railroad Avenue was discussed. The type of screening, trees, landscaping and fencing were considered. The response from the Tree Commission to the Planning Board questioned the viability of planting trees that would survive along the rock cut. The Board is requesting some remedy that will soften the look of the contrast between the new building and the new Auto Zone. John Joseph is willing to do whatever will work and offered option of a retaining wall, landscaping or fencing. He would like to incorporate the wishes of the property owner of the house on Railroad Avenue also. The Tree Commission also recommended for the entire landscaping to include trees 2 1/2 – 3 inches in caliber, shrubs 5 gallon, grasses and perennials 1 gallon, and shade trees in the parking lot.

Chairperson Leahy asked if there were anyone that would like to speak before the Public Hearing is adjourned.

Robin Goss requested to speak and stated, "She agrees that it needs to be married with what's happening in the community there. It looks like sprawl to me. We shouldn't have to give a Special Use Permit for sprawl in the Village." The Public Hearing for the Site Plan and Special Use Permit application of Southern Realty and Joanne Ostrander, 298 Ulster Avenue will remain open for additional comment until the next Planning Board Meeting on June 12th.

Michael Karashay made a motion to adjourn the Public Hearing for the Site Plan and Special Use Permit application of Southern Realty and Joanne Ostrander, 298 Ulster Avenue until June 12, 2019. Eric Johnson seconded the motion to adjourn the Public Hearing for the Site Plan and Special Use Permit application of Southern Realty and Joanne Ostrander, 298 Ulster Avenue until June 12, 2019. Motion carried- meeting adjourned at 7:10 pm.

Lisa Mayone Filed 5/14/19