



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

Planning Board Meeting and Public Hearings
December 11, 2024
Minutes

Present: Planning Board – Anne Meiswinkel, Bill Barr, Mike Karashay, Sean Paige

Others: Ben Neidl, Eyal Saad, Khattar Elmassalemah

Absent: Dara Ellenbogen, Lisa Mayone, Andrew Zink

PUBLIC HEARING

169 Ulster Avenue (SPAF)

Site Plan Commercial

No one from the Public came to speak at the Public Hearing for 169 Ulster Avenue.

Anne Meiswinkel made the motion to keep the Public Hearing open for 169 Ulster Avenue. Sean Paige seconded the motion to keep the Public Hearing open for 169 Ulster Avenue. All in Favor. The motion carried.

8 Ferry Street (Slips)

Site Plan Commercial

No one from the Public came to speak at the Public Hearing for 8 Ferry Street.

Bill Barr made the motion to keep the Public Hearing open for 8 Ferry Street. Anne Meiswinkel seconded the motion to keep the Public Hearing open for 8 Ferry Street. All in Favor. The motion carried.

32 Hill Street

Subdivision

No one from the Public came to speak at the Public Hearing for 32 Hill Street.

Mike Karashay stated that the Board hold the Public Hearing decision to close or keep open until the regular meeting.

REGULAR MEETING

Mike Karashay presented the minutes for the November 13, 2024 meeting. Bill Barr made the motion to approved the minutes for November 13, 2024, meeting. Sean Paige seconded the motion to approve the minutes for November 13, 2024, meeting. All in Favor. The motion carried.

169 Ulster Avenue (SPAF)

Site Plan Commercial

Khattar Elmassalemah presented changing the direction, same plan of 3 commercial spaces. One was going to be dispensary but that is no longer. The previous parking lot as gravel that has since been paved. The number of parking spaces, the lighting and the entrance all covered with ADA entrance. I have flow plan for all 3 spaces. Common ADA bathroom in the back. Sprinkler system through the building. Eyal noted that if there were public assembly in the center, that would need to be addressed, advise them now.

Mike Karashay presented the motion to have the 169 Ulster Avenue site plan application sent to Ulster County Planning Board. Sean Paige makes the motion of 169 Ulster Avenue site plan application sent to Ulster County Planning Board. Bill Barr second the motion of 169 Ulster Avenue site plan application sent to Ulster County Planning Board. All in Favor. The motion carried.

Ben Neidl read the SEQR – make a positive or negative declaration. See attached.

Mike Karashay presented the motion to make a negative declaration for 169 Ulster Avenue, Sean Paige makes the motion for a negative declaration for 169 Ulster Avenue. Bill Barr seconded the motion for a negative declaration for 169 Ulster Avenue. All in Favor. The motion carried.

8 Ferry (Slips)

Site Plan Commercial

Mike Karashay stated the feedback in the past month from the Waterfront Advisory Board and DEC. Ben Neidl stated waiting on the Office of General Services comments.

Ben Neidl stated this application has two concerns, this was not submitted to UCPB, it's not within 500 ft in the state or county street. Asking if there is county channelized, county own. There isn't no county navigation Eyal said there is not. Bill Barr.

The application was sent to the Waterfront Advisory Board. Do you want to invite the Chair to the next meeting to get clarification on the letter sent in October, from the minutes with June Meeting Minutes. The concern, but not does articulate what they are. Mike Karashay asked the letter be drafted to ask the questions to the Waterfront Advisory Board.

32 Hill Street Esopus Icehouse –

Subdivision

Joe Mihm – Updates to report ZBA meeting in November granted the area variances. We will add a note on the map with the information on the resolution from ZBA. What steps are next, closing the Public Hearing or the Part 2 SEQR. Ben Neidl comment for the board and question for the applicant, if you approve it as mapped. The exact final will there be anything different, Joe stated the portion of land that is common for the HOH, there will be an easement line will be added. Ben Neidl stated that this is an odd posture because it's already built.

Mike Karashay asked for the motion to close the Public Hearing for 32 Hill Street subdivision, Sean Paige made the motion to close the Public Hearing for 32 Hill Street subdivision, Bill Barr seconded the motion to close the Public Hearing for 32 Hill Street subdivision. All in favor. The motion carried.

Wetland disturbance permits is added to the map, DEC to the final map.

Ben Neidl – read the long form – see attached.

Mike Karashay asked for the motion to sign the part 3 with a negative declaration for the 32 Hill Street Esopus Icehouse, Bill makes the motion to sign the part 3 with a negative declaration for the 32 Hill Street Esopus Icehouse. All in favor. The motion carried.

Partition Project Leading Edge

Resolution # 6

See attached

61 East Bridge Street (Arm of Sea)

Floating Dock

No discussion at this meeting

Sean Paige made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Anne Meiswinkel. All in Favor. The motion carried unanimously. The meeting adjourned at 7:10pm.

The date of the next Planning Board meeting is **Wednesday, January 8, at 6:30pm**

Submitted by Peggy Melville

December 13, 2024

Project:	169 Ulster Avenue Site Plan
Date:	December 11, 2024

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Village of Saugerties Planning Board	December 11, 2024
Name of Lead Agency	Date
Michael Karashay	Acting Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Michael G. Karashay</i>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
 Project : 32 Hill Street - Subdivision Application
 Date : December 11, 2024

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) NO YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) NO YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>		
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>		
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>		

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) NO YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Subdivision of 32 Hill Street Saugerties, N.Y.

Name of Lead Agency: Village of Saugerties Planning Board

Name of Responsible Officer in Lead Agency: Mike Karashay

Title of Responsible Officer: Acting Chair

Signature of Responsible Officer in Lead Agency: *Michael J. Karashay* Date: 12/12/2024

Signature of Preparer (if different from Responsible Officer) Date:

For Further Information:

Contact Person: Peggy Melville, Village Clerk

Address: 43 Partition Street, Saugerties, N.Y.

Telephone Number: 845-246-2321

E-mail: Pmelville@villageofsaugerties.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM



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

Village Planning Board
Resolution #6 of 2024

WHEREAS, on October 11, 2024, **Partition Street Project LLC (“PSP”)** and **Leading Edge Development LLC (“LED”)** submitted an application to the Village of Saugerties Planning Board (“VPB,” or the “Board”), seeking two lot line adjustments concerning properties located in the Village of Saugerties:

- A 7.90 acre parcel at 25 Partition Street, and having an SBL# of 18.279-3-10.111 (“**Lot 111**”), and
- A 0.91 acre parcel on Partition Street, with no mailing address indicated in the application or in the 2024 final tax assessment roll, but having an SBL# of 18.279-3-10.121 (“**Lot 121**”); and

WHEREAS, the application was supported by a completed State Environmental Quality Review Act (“SEQRA”) SEAF Part 1, the applicants,’ “Letter of Intent,” the applicant’s “Letter of Agent,” and a Lot Line Revision Map stamped by Brinnier & Larios, P.C. dated February 10, 2012; and

WHEREAS, the VPB entertained the application and supporting materials during its open meeting of November 13, 2024. During the meeting, after due deliberation, the VPB determined by motion that the application was an “unlisted action” under SEQRA and was not subject to “coordinated review” with other agencies. As lead agency (or sole SEQRA agency) the VPB deliberated upon the environmental factors set forth in the SEQRA SEAF Part 2 and determined that, as to all eleven (11) factors, the proposal posed “no or small impact.” By motion the VPB determined to complete the SEAF Part 2 as such, and to complete the SEAF Part 3, indicating a “negative declaration” under SEQRA; and

WHEREAS, after making the negative declaration the VPB further deliberated upon the application during the November 13, 2024 meeting. The VPB determined, by motion, to dispense with a public hearing (as further discussed in the findings below) and voted by motion to authorize the Village attorney to draft a Resolution for the VPB’s consideration, granting the lot line revision application; and

WHEREAS, this document is the Resolution prepared for the VPB pursuant to its motion

of November 13, 2024. The VPB has reviewed this Resolution and has determined that it appropriately memorializes the VPB's findings, conclusions and action with regard to the application.

NOW, THEREFORE, THE BOARD FINDS AND ORDERS AS FOLLOWS:

FINDINGS

A. The Subject Property and the Relief Requested

1. These findings are based upon the VPB's review of the application and all supporting materials, and the commentary of the applicants and/or their representatives, the VPB's knowledge of the subject property and the surrounding neighborhood, the advice of the Code Enforcement Officer and Village attorney, and the VPB's knowledge of the Village Code.

2. According to the 2024 final assessment roll for the Town of Saugerties, Lot 111 is 7.9 acres in size, and is owned by the applicant PSP, by virtue of a Deed recorded in the records of the Ulster County Clerk's office at Book 4247 of Deeds, at page 127. Lot 111 is situated in the Village's Mixed Use Residential (R3) zoning district.

3. According to the 2024 final assessment roll for the Town of Saugerties, Lot 121 is 0.91 acres in size, and is owned by the applicant LED, by virtue of a Deed recorded in the records of the Ulster County Clerk's office at Book 3910 of Deeds, at page 19. Lot 121 is situated predominantly in the Village's Planned Waterfront (PW) zoning district, but a minority of Lot 111 at its northeasterly end is situated in the Village's One-and-Two-Family (R2) zoning district.

4. The application proposes two lot line adjustments, both of which are depicted in the November 10, 2012 Lot Line Revision Map included with the application.

5. In one adjustment, 0.048 acres of Lot 121 would be annexed into Lot 111. (*See* notation on Lot Line Revision Map labeled: "Shaded Area = 0.048 acres to be conveyed from Leading Edge Developers LLC to Partition Street Project LLC").

6. In the other adjustment, 0.069 acres of Lot 111 would be annexed into Lot 121. (*See* notation on Lot Line Revision Map labeled: "Shaded Area = 0.069 acres to be conveyed from Partition Street Project LLC to Leading Edge Developers LLC").

7. During the public meeting of November 13, 2024, the applicants' representatives explained that the purpose of the lot line adjustments was to clear up miscellaneous encroachments between the two lots. There is a corner of a deck and a support column that straddles the lots to a degree, and the lot line adjustments will eliminate that situation: if the lot lines are adjusted as requested, each lot's improvements will now be enveloped within the lots' new boundaries, without encroachments over the lot lines.

B. SEQRA and General Municipal Law Matters

8. As noted in the recitals above, during the November 13, 2024 public meeting, the

VPB completed the SEQRA SEAF Parts 2 and 3, making a negative declaration. The VPB hereby incorporates the SEQRA SEAF Parts 1, 2 and 3 into this Resolution, and ratifies its findings that the proposal does not pose risks of any moderate or large environmental impacts.

9. Input from the Ulster County Planning Board (“UCPB”) is not required for this application. A lot line adjustment is not subject to county referral under General Municipal Law §239-m (pertaining to special use permit, site plan and area variance applications) or General Municipal Law §239-n (pertaining to subdivision applications).

C. Criteria of Saugerties Village Code §168-15(A)

10. Pursuant to Saugerties Village Code §168-15(A), the VPB “may classify [an application] as a lot line adjustment and waive the requirements for sketch plan approval and the public hearing” if the application satisfies five (5) requirements.

11. The first requirement is that “[t]he area of the proposed land exchange or transfer does not exceed the minimum required lot area of the zoning district in which the affected lands are located.”¹ This requirement is satisfied for both proposed lot line adjustments.

a. As noted, in one lot line adjustment, 0.048 acres of Lot 121 would be annexed into Lot 111. Lot 111 is in the R3 zoning district, in which the minimum lot size requirement is 6,000 square feet. (See Saugerties Village Code §210-13B.) The area being transferred through this lot line revision—0.048 acres, or 2,090 square feet—is comfortably below the 6,000 square foot barrier.

b. As noted, in the other adjustment, 0.069 acres of Lot 111 would be annexed into Lot 121. Lot 121 straddles the PW and R2 zoning districts. For commercial properties, the minimum lot size requirement in both the PW and R2 districts is 6,000 square feet. (See Saugerties Village Code §210-13B.) The area being transferred through this lot line revision—0.069 acres, or 3,005 square feet—is comfortably below the 6,000 square foot barrier.

c. This application is atypical in that it involves two lot line adjustments in which one owner benefits from one annexation and another owner benefits from the other annexation. This raises a novel question: whether “[t]he area of the proposed land exchange or transfer” of the two transfers should be measured *separately* against the 6,000 square foot barrier (as done in sub-paragraphs a and b above), or *aggregately*. In this particular case, however, even an aggregate approach satisfies the requirement. If one combines the 0.048 acre transfer of the first adjustment with the 0.069 acre adjustment of the second adjustment, the *total* “area of the proposed land exchange” is 0.117 acres, or 5,096 square feet, which is still below the 6,000 square foot barrier.

12. The second requirement is that “[n]o additional lots will be created or made possible in the future” by the lot line adjustment(s). The purpose of this requirement is to distinguish a lot

¹ If an application does not satisfy this requirement (*i.e.*, if the proposed area being transferred exceeds the minimum required lot area of the zoning district), the application must be deemed a subdivision, requiring a public hearing.

line adjustment from a subdivision: if the changes will turn one lot into two, or two into three, *etc.*, it is a true subdivision and requires a hearing. This requirement is satisfied with respect to the present application. Neither of the proposed lot line adjustments create new lots, they simply alter the sizes of existing lots.

13. The third requirement is that “[s]uch exchange or transfer of lands does not preclude the proper future development, subdivision or resubdivision of the affected properties.” The purpose of this requirement is to ensure that the lot line adjustments will not create land-locked parcels or irregularly shaped or sized parcels that will impede development on the parcels that are on the ceding and annexing sides of the transaction. This requirement is satisfied as to the present application. The net result of the lot line adjustments is relatively minor annexations of small, roughly square-shaped or rectangular areas of land into larger lots, which does not impair the viability of either lot for general future development.

14. The fourth requirement is that “[s]uch exchange or transfer of lands shall not create any nonconformity with the terms and regulations of Chapter 210, Zoning, of the Code of the Village of Saugerties.” This means that the application must be denied if the lot line adjustment(s) would cause one (or both) of the lots to come out of compliance with the area and bulk requirements of Saugerties Zoning Code §210-13B (such as the minimum lot size requirement, the front, side and rear setback requirements, *etc.*) This requirement is satisfied for the present application. The Village Code Enforcement Officer has reviewed the Lot Line Revision Map, was present for the November 13, 2024 VPB meeting, and provided his advice and guidance at the meeting that the resulting lot configurations comply with the area and bulk requirements. The VPB concurs with the Code Enforcement Officer’s opinion.

15. The fifth requirement is that the applicant “has prepared and submitted for approval by the Planning Board a final plat prepared to the specifications set forth in §168-28 of this chapter, except for plat details that are specifically waived by the Planning Board.” The VPB can grant a lot line revision subject to the condition that the applicant file the final plat after the VPB’s meeting.

16. The VPB finds that the first through fourth requirements are satisfied, and the application may be granted subject to the condition that the applicant deliver a final plat as specified below. The VPB hereby ratifies its determination of November 13, 2024 to dispense with a public hearing.

DETERMINATION AND ORDER

17. The lot line adjustment application is hereby GRANTED to permit the two lot line adjustments depicted in the Lot Line Revision Map by Brinnier & Larios, P.C. dated February 10, 2012 identified as follows:

- a. “Shaded Area = 0.048 Acres to be Conveyed From Leading Edge Developers LLC to Partition Street Project LLC,” and
- b. “Shaded Area = 0.069 Acres to be Conveyed from Partition Street Project LLC to Leading Edge Developers LLC.”

18. PROVIDED, HOWEVER, that the foregoing approval is subject to the CONDITION that the applicant submit to the Planning Board one linen or mylar final plat and one transparency copy of the final plat, in compliance with Saugerties Village Code §168-28, and conforming to the lot line adjustments depicted in the aforementioned Lot Line Revision Map. Two (2) members of the Planning Board will sign the linen or mylar final plat as provided for in Saugerties Village Code §168-18, and after they have signed, the applicant may file said signed final plat in the Ulster County Clerk's office.

Presented by: Mike Karashay

Seconded by: Sean Paige

Dara Ellenbogen, Chair N/A

Bill Barr Y

Anne Meiswinkel Y

Sean Paige Y

Mike Karashay Y

Lisa Mayone N/A