



VILLAGE OF SAUGERTIES  
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## Planning Board Meeting March 11, 2020 Minutes

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

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

**Mary Leahy presented the minutes from the February 12, 2020 Planning Board Meeting.**

**Mary Leahy made a motion to approve the minutes from February 12, 2020 as presented. Scott Roeber seconded the motion to approve the minutes from February 12, 2020 as presented. The motion carried unanimously.**

### **Hudson River Sloop Clearwater Arm of the Sea Tidewater Center**

The traffic study conducted by Creighton Manning Engineering was presented and accepted at the last Planning Board meeting. The remaining item to be considered is the requirement by NYS Parks for public improvements to the property that are equal in value to the easement over Village property for the entrance and exit. Until this is approved by NYS Parks, it may be considered as a condition of approval. The condition would have to be completed before the map can be signed as approved by the Planning Board.

Scott Roeber questioned the condition of having No Parking signs put up along the grass area of the entrance during performances. There would be a possibility of overflow cars parking in the grass of Tina Chorvas Park without the signs. The Village has plans to put up a natural rope fence along the entrance to Tina Chorvas Park as part of the CRZ project according to Eyal Saad. This should eliminate parking along the entrance. Mike Karashay added that the signs would also be needed to allow for entrance and exit of emergency vehicles. AOS will be employing parking monitors during performance times to alleviate parking issues.

The hours of operation were discussed as they pertained to overlapping times for performances and classes and the sound generated from the performances. The noise was discussed as possibly being an issue. Previous applicants in the same area had been restricted to no outside amplified sound as a condition of approval. The time of operation restrictions for performances were discussed as 9:30 – 10 pm as opposed to 9:00. Jolanda mentioned that most performances start after dark. Ben Neidl stated that conditions can be part of the approval and revisited to modify the conditions if necessary. It was decided that performances were to conclude by 9:00pm and the permit being renewed yearly.

**Eric Johnson made a motion to authorize counsel to draft a resolution granting approval of the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Site Plan and Special Use Permit with three conditions. The conditions being that 1) the applicant obtain approval from NYS Office of Parks, Recreation and Historic Preservation for the easement mitigation, 2) that all performances conclude by 9:00pm, and 3) that permit be renewable yearly as per law. Mary Leahy seconded the motion to authorize counsel to draft a resolution granting approval of the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Site Plan and Special Use Permit with three conditions. The conditions being that 1) the applicant obtain approval from NYS Office of Parks, Recreation and Historic Preservation for the easement mitigation, 2) that all performances conclude by 9:00pm, and 3) that permit be renewable yearly as per law. The motion carried unanimously.**

### The Ellenbogen Group – Saugerties Brewery

Paul Jankovitz, Architect, presented the updated plans for the Ellenbogen Group's project at 32 Partition Street. The updated plan included eliminating the parking spaces in the front of the church building and returning it back to green space. This also eliminates the need for one of the curb cuts. Staff parking will be on the south side of the building and the remaining spaces on the left side of the building will be for customers. The total of spaces will be 38. The plan includes landscaping along Partition Street.

The Ulster County Planning Board's response had several recommendations regarding landscaping, signage, lighting and required modifications for cross access ready and parking in frontage. The new updated plans which include the change to the parking in front have since been sent UCPB. The lighting and landscaping plans with types and sizes are included with the plans that had been sent to UCPB originally. The signage was planned to be placed on the building based on the code. The business name plate on the building is allowed in the residential area as an exemption. Freestanding signs would have to conform to the zoning requirements.

*One freestanding sign shall be allowed for a residence district, excluding home occupations, subject to the following requirements: (a) Such sign shall only indicate the name and profession, business or other title of the permitted use on the same property. (b) The principal building housing the use to which the sign pertains shall be set back at least 25 feet from the street line. (c) The freestanding sign shall not exceed an area of 10 square feet; no part of such sign shall be higher than eight feet above grade; and such sign shall be set back at least five feet from any property line.*

Timely Sign will be providing a signage detail. The building address sign mounted on the building is required to be a number and not part of the signage. There will not be a directory type sign outside the building, only inside.

The lighting plan provides the size, levels and type details. The charts and diagrams can be provided with dark sky information. Scott Roeber questioned the time of use. Peter Jankovitz stated that the lights could be on a timer to allow for staff to enter and leave the building and for public safety.

The cross action ready parking area referred to by UCPB was discussed. The UCPB is defining the cross action ready (pedestrian and vehicular) as a location that is suitable to allow for traffic movements between the site and site to the west and allow shared parking. The location of the cross action ready indicated on the site plan is in the area where the parking lot connects with the existing parking lot owned by Sawyer Savings Bank. The cross action plan can be identified on paper at this point to comply with UCPB recommendations. If it were to be enforced, it would have to be agreeable to Sawyer Savings Bank to allow access to their property. It would also pose an issue if the parking spaces are eliminated to make the cross action plan and bring the number of spaces below the required number. On street parking spaces do not count as parking spaces for the required number of spaces.

The parking in front of the building has already been addressed by removing the parking spaces and curb cut.

The use of the building is classified as a restaurant. The hours of operation for the restaurant will remain at 5:00 to 9:30 and office spaces 8:30 to 5:00pm. Only employees renting the offices would have key card access to the building after 5pm. No public access overlapping hours. Limiting hours of operation during special events/holidays were discussed. Conditions regarding limiting the hours of operation may be added to the approval or permits required to extend hours. Scott Roeber questioned the ability to include plantings within the parking lot area for shading. Paul Jankovitz stated that there are little opportunities in the parking area to add plantings. There will be low plantings to enhance the view along the street. The Public Hearing will remain open until April 8<sup>th</sup>. Signage details, lighting details and time of use are to be discussed further at the next meeting. The Planning Board will research about the times of operation and possible time limits. There is no need to present the application to the Zoning Board.

### Marcucci- Melchin 172 Burt Street

Regina Marcucci presented her plan for the Special Use permit application for 172 Burt Street. The building is currently being used as a dance studio. The 9,000 square foot building would be separated into a dance studio using 6000 square feet and professional office space using 3000 square feet. The building had been previously used as an office when Gtech owned it and Ms. Marcucci had applied for a Special Use permit five years ago to allow the dance studio. The dance studio would maintain the hours of 3:00pm to 8:30pm September through May and the offices hours would be 9am -5:00pm year round.

The site plan indicates the number of parking spaces as 45, which will not change with the use of the building. The times of use overlap for an hour during the afternoon which may affect the parking. The change of use to include offices does not change the standard as a service establishment so the existing parking space are sufficient.

The application is an unlisted action for SEQR and the Ulster County Planning Board must review. A Public Hearing will be required for this application.

**Mike Karashay made a motion to set a Public Hearing to review the Marcucci-Melchin, 172 Burt Street Special Use application for April 8<sup>th</sup> at 6:30pm. Mary Leahy seconded the motion to set a Public Hearing to review the Marcucci-Melchin, 172 Burt Street Special Use application for April 8<sup>th</sup> at 6:30pm. The motion carried unanimously.**

**Mike Karashay made a motion to have counsel distribute Notice of Intent to Serve a Lead Agency for the Marcucci-Melchin, 172 Burt Street Special Use application to interested parties. Eric Johnson Seconded the motion have counsel distribute Notice of Intent to Serve a Lead Agency for the Marcucci-Melchin, 172 Burt Street Special Use application to interested parties. The motion carried unanimously.**

Eyal Saad stated that he would like to see an explanation of the statement by the engineer on the title sheet regarding the parking. The placement of the fire wall and egress door will addressed at the April meeting.

### **Esopus Icehouse LLC 30& 32 Hill Street**

Richard Ruth with Brinnier and Larios presented the Commercial Site Plan and Lot Line Revision for the Esopus Icehouse LLC, 30& 32 Hill Street. The project proposes 12 single family residences. Two of the residences are existing structures, one on each property. The barn on the property would be taken down. The lot line is requested to combine the two properties. The project will include a new access road, storm water collection and treatment, an upgrade to the sewer pump station, municipal water connection and the construction of a dock in the Esopus Creek.

The lot line revision poses an issue with the statute for the R2 zone that states there is only 1 principle dwelling allowed on a residential lot. An additional accessory building would be allowed. The Board will have to consider that one of the existing residences will be removed.

The 10 single family townhouses would be built along the combined property. The townhouses would be for sale with separate deeds. Each townhouse would be a 2 story, 2 bedroom, 2000 square feet residence with a garage and walk out basement. The concern is the number of residences in the R2 zone.

The access road has already been approved by NYS DOT, Phase 1 of the Archeological Assessment has been submitted to SHPO and no more studies are required. There is no significant impact on habitat. The sewer pump station would be upgraded and moved to a higher location. The water service will be connected for all buildings, eliminating a well on the property. The storm water system will prevent storm water from going into the Esopus Creek.

A small dock will require permits from the Army Corp of Engineers, the DEC and Office of General Services. It is the same dock system that is installed at the Village Beach.

The parking requirements were discussed and are to be researched. The Board will wait for additional information before setting a Public Hearing.

**Eric Johnson made a motion to have counsel distribute the Notice of Intent to Serve a Lead Agency for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot line revision application to interested parties. Scott Roeber Seconded the motion have counsel distribute the Notice of Intent to Serve a Lead Agency the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot line revision application to interested parties. The motion carried unanimously.**

**Mike Karashay made a motion to adjourn to executive session for attorney consult. Eric Johnson seconded the motion to adjourn to executive for attorney consult. The motion carried. Executive session began at 9:07pm.**

**Mary Leahy made a motion to close the executive session. Scott Roeber seconded the motion to close the executive session. The motion carried. The executive session closed at 9:30pm.**

**Mike Karashay made a motion to adjourn the Planning Board meeting. Scott Roeber seconded the motion to adjourn the Planning Board meeting. The motion carried. The meeting adjourned at 9:33 pm.**

**The next Planning Board meeting and Public Hearing is April 8, 2020 at 6:30pm.**

Lisa Mayone Filed 3/19/2020