



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Planning Board Meeting December 9, 2020 Minutes

Due to the COVID19 pandemic and the Governor's Executive Order 202 regarding open meetings, this meeting was held via Webex. The connection information was broadcast online for residents to participate.

Present: Planning Board – Mary Leahy, Marilyn Daley, Michael Karashay, Eric Johnson
Others: Eyal Saad, Ben Neidl, Andrew Zink, Paul Jankowitz, Robin Wilbur, Michael Hom

Chairperson Mary Leahy opened the Planning Board Meeting at 6:38pm.

Chairperson Mary Leahy presented the minutes from the November 8, 2020 Planning Board Meeting.

Mike Karashay made a motion to approve the minutes from November 8, 2020 as presented. Marilyn Daley seconded the motion to approve the minutes from November 8, 2020 as presented. The motion carried unanimously.

Bluestone Roasting Company – Site Plan

Paul Jankowitz presented the Commercial Site Plan application for Bluestone Roasting Company. The building currently owned by Michael Hom and Robin Wilbur and is occupied by the English Garden. The Bluestone Roasting Company is also owned by Michael Hom and Robin Wilbur which is located at 138 Partition Street. The roasting company is to be moved from 138 to 135 Partition Street. An addition of a kitchen with a one-bedroom apartment above to be built onto the existing building and a small link to a one-story addition is planned for The Alleyway Ice Cream to be built across the alleyway. There are no set back requirements and the building's masonry wall will be adjacent to the existing property line. All according to code in the A1 district. There are nine existing parking spaces. The impervious area will remain the same since all are paved now.

A parking overlay with details is needed. There may be an issue with a pre-existing issue for the parking. Once a change is made will it affect the compliance. The municipal lot is currently used as an entrance and exit to the parking. The existing alleyway between building is unsafe to use as a driveway and has not been used for years.

Mary Leahy stated that we would prefer not to have any additional egresses on Partition Street. The parking issue was discussed further, and Attorney Ben Neidl will investigate the possible requirement for an easement. It may not be an issue and be treated the same as a public street.

The front of the property is in the Historic District of the Village. Paul Janowitz stated that they will comply with the historic requirements. Most of the work will be done to the back of the building which is not part of the Historic District. SHIPO will be an interested agency since the property is contiguous to the Historic District. The application will also be forwarded to Ulster County Planning Board for review.

Eric Johnson made a motion for the Planning Board to act as Lead Agency for SEQR review. Marilyn Daley seconded the motion to approve the Planning Board to act as Lead Agency for SEQR review. The motion carried unanimously.

Mike Karashay made a motion to set a Public Hearing to review the Bluestone Roasting Company Site Plan application on January 13, 2021 at 6:30pm. Erik Johnson seconded the motion to set a Public Hearing to review the Bluestone Roasting Company Site Plan application on January 13, 2021 at 6:30pm. The motion carried unanimously.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Marilyn Daley. The motion carried unanimously. The meeting adjourned at 7.04 pm.

The date of the next Public Hearing and Planning Board meeting is Wednesday, January 13, 2021 at 6:30pm.

Lisa Mayone

Filed 12/14/2020