



VILLAGE OF SAUGERTIES
43 PARTITION STREET
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Planning Board Meeting June 10, 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, Scott Roeber,
Others: Eyal Saad, Ben Neidl, Jeremy Ellenbogen, Paul Jorgensen, Regina Marcucci, Charles Wesley,

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

Chairperson Mary Leahy presented the minutes from the May 13, 2020 Planning Board Meeting.

Marilyn Daley made a motion to approve the minutes from May 13, 2020 as presented. Mike Karashay seconded the motion to approve the minutes from May 13, 2020 as presented. The motion carried unanimously.

Marcucci Melchin Special Use Permit for 172 Burt Street

A Public Hearing was held during the March 11 Planning Board meeting and remains open.

The updated parking plan had been submitted by email and reviewed. The plan indicates 45 spaces including two handicap spaces.

The Ulster County Planning Board responded as having no county impact. There were no further items to review.

No one from the public was in the meeting to comment on the project.

Mary Leahy made a motion to close the Public Hearing for Marcucci Melchin Special Use Permit for 172 Burt Street. Eric Johnson seconded the motion to close the Public Hearing for Marcucci Melchin Special Use Permit for 172 Burt Street. The motion carried unanimously.

Michael Karashay made a motion to approve the Special Use Permit for 172 Burt Street. Marilyn Daley seconded the motion to approve the Special Use Permi for 172 Burt Street. The motion carried unanimously.

Ben Neidl will draft a resolution to memorialize the approval for the Marcucci Melchin project to be passed at the July meeting.

The Ellenbogen Group – Site Plan and Special Use Permit Saugerties Brewery

Mary Leahy presented the Ellenbogen Group project and stated that SEQR part 2 needs to be completed and that the Public Hearing is still open.

The updated lighting plan had been submitted per email. Jeremy Ellenbogen displayed the lighting plan for all to see. Paul Jankowitz explained the plan and the photo of the parking area at night with the current lights from the back of the bank. It is a dark area with very little light from across the street. A single pole with 4 LED light fixtures with adjustable heads will be centered in the parking area, wall fixtures along the rear of the building for the handicap access area, with one on the north side for parking and one on the south side for the employee entrance and parking area. The fence does block the spillover lighting from the bank lights. The light levels are approximately 5 ft. candle to ½ ft. candle. All fixtures are dark sky fixtures.

The SEQR part 2 lighting section had questions remaining from the previous meeting. The two left open referred to

Sky glow lighting were determined as little or no impact. The SEQR part 2 was completed and SEQR 3 will be signed. **Mary Leahy made a motion to accept the negative declaration for SEQR Part 2 for the Ellenbogen Group Site Plan and Special Use Permit for the Saugerties Brewery application. Mike Karashay seconded the motion to accept the negative declaration for SEQR Part 2 for the Ellenbogen Group Site Plan and Special Use Permit for the Saugerties Brewery application. The motion carried unanimously.**

Mary Leahy made a motion to close the Public Hearing for the Ellenbogen Group Site Plan and Special Use Permit for the Saugerties Brewery. Marilyn Daley seconded the motion to close the Public Hearing for Marcucci Melchin Special Use Permit for 172 Burt Street. The motion carried unanimously.

Mary Leahy made a motion to authorize counsel to draft a resolution memorializing the approval of the Ellenbogen Group Site Plan and Special Use Permit for the Saugerties Brewery at 32 Partition Street. Eric Johnson seconded the motion to authorize counsel to draft a resolution memorializing the approval of the Ellenbogen Group Site Plan and Special Use Permit for the Saugerties Brewery at 32 Partition Street. The motion carried unanimously.

Sanzi Berardi, Commercial Site Plan Review 5 Simmons Street

Mary Leahy presented the application for the 5 Simmons Street commercial site plan review. Charles Wesley, architectural designer, is representing the property owners, Stefan Sanzi and Greg Berardi. Mr. Wesley explained the project as a proposal of a 5851 sqft. building on the east end of the site. The 2 existing building on the site have 28 units and the proposed building will have 12 additional units. The total number of units would be 40.

Eyal Saad responded that the project is located in the R1 zoning district. The R1 district does not allow to have more than one single family principle dwelling. The current buildings were existing prior to the zoning. A use variance from the Zoning Board will be required. A separate application will have to be submitted to the Zoning Board of Appeals. The next Zoning Board meeting will be on June 23rd.

Esopus Icehouse LLC, Commercial Site Plan & Lot line revision 30 & 32 Hill Street

There are issues with a row house on the property with 2 other buildings in an area where more than one principle resident is not allowed. The applicant will review these issues and present again at the July 8th meeting.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Marilyn Daley. The motion carried. The meeting adjourned at 7:00 pm.

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

Lisa Mayone Filed 6/11/2020