



VILLAGE OF SAUGERTIES
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Planning Board Meeting and Public Hearings March 9, 2022 **Minutes**

Present: Planning Board –Michael Karashay, Douglas Mulqueen, Andrew Zink, Anne Meiswinkel, Dara Ellenbogen, Eyal Saad **Others:** Khattar Elmassalemah

Michael Karashay opened the **Planning Board Public Hearings and Meeting at 6:32pm.**

Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision

There was no one at the Public Hearing that had questions or comments regarding this project.

Andrew Zink made a motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the April 13, 2022 meeting. **Doug Mulqueen** seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the April 13, 2022 meeting. The motion carried unanimously.

RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan

There was no one at the Public Hearing that had questions or comments regarding this project.

Andrew Zink made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the April 13, 2022 meeting. **Doug Mulqueen** seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan application open for the April 13, 2022 meeting. The motion carried unanimously.

Storage 28 LLC Site Plan Review

There was no one at the Public Hearing that had questions or comments regarding this project.

Khattar Elmassalemah from Praetorius & Conrad, was present to provide additional information for the project during the regular meeting.

Douglas Mulqueen made a motion to keep the Public Hearing for the Storage 28 LLC Site Plan permit application open for the April 13, 2022 meeting. **Dara Ellenbogen** seconded the motion to keep the Public Hearing for the Storage 28 LLC Site Plan application open for the April 13, 2022 meeting. The motion carried unanimously.

Chairman Karashay presented the minutes from the February 9, 2022, Planning Board Meeting.

Dara Ellenbogen requested a correction to the February 9th minutes. On the second page of the minutes, Dara's name was listed as Edwards not Ellenbogen. The name correction will be made, and the minutes redistributed.

Andrew Zink made a motion to approve the corrected minutes from February 9, 2022, Planning Board meeting. **Dara Ellenbogen** seconded the motion to approve the corrected minutes from February 9, 2022, Planning Board meeting. The motion carried unanimously.

Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision

No one was present to discuss the Esopus Icehouse Project. Additional comments are expected from NYS DEC. The Public Hearing for the Esopus Icehouse project remains open.

RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan

No one was present to discuss the RYAN Inc. project. The Public Hearing for the RYAN House project remains open.

Resolution #2 – Ankur Rao Real Estate LLC, 37 Main Street– Request for Commercial Site Plan approval extension

Chairman Karashay presented Resolution #2 Ankur Rao Real Estate LLC, 317 Main Street Commercial Site Plan approval extension.

The Board had reviewed and approved the approval extension for Ankur Rao Real Estate LLC, 317 Main Street Commercial Site Plan at the February 9th, 2022, Planning Board meeting.

Michael Karashay made a motion to accept Resolution #2 Ankur Rao Real Estate LLC, 317 Main Street Commercial Site Plan approval for an additional 180 day extension. Doug Mulqueen seconded the motion to accept Resolution #2 Ankur Rao Real Estate LLC, 317 Main Street Commercial Site Plan approval for an additional 180 day extension. A roll call of the 6 members present was 6 yes votes. The motion carried unanimously.

Storage 28 LLC Site Plan Review

Khattar Elmassalemah presented revised plans for the Storage 28 project that included the storm water system, and the drainage and erosion plan. The lighting plan and signage were also presented.

The piece of wetlands on the east side of the property will be filled in according to DEC permission and guidelines, It is under a .1 acre. A full SWPPP plan is required due to the amount of land disturbance. The grading plan addresses the drainage and the catch basins. The bioretention area has an overflow catch basin that will drain to the existing 24" Village drainage already on the site. The property north of the railroad tracks is higher but doesn't drain onto the site. Grading contours are indicated on sheet 3.

The UCPB had requested the plan be shared with SHPO. A type 1 study was completed and was determined that there were no archaeological sites identified and no historic properties to be affected.

The lighting plan includes 3-4 light sensitive, solar 8ft-9ft high units. They are down lights that won't spill over the property line. They will be completely off if there is no motion. A new plan will include the location of the lights.

The signage plan is for one 4x8 ft. sign. A sign permit application will be completed once they are ready to install the sign onsite.

The Ulster County Planning Board response comments were reviewed. The stormwater and wetland comments have been addressed. There is no fencing on the property. A discussion covered the item on UCPB response regarding the former dump on an adjacent property.

Andrew Zink made a motion to override the Ulster County Planning Board's required modification *for soil testing as a monitoring of seepage, as well as the stability of the landfill*. Doug Mulqueen seconded the motion to override the Ulster County Planning Board's required modification *for soil testing as a monitoring of seepage, as well as the stability of the landfill*. The motion carried unanimously.

The stormwater report is to be sent to UCPB to be reviewed by the as part of UCPB required recommendation.

Andrew Zink made a motion to override the Ulster County Planning Board's required modification requiring *the stormwater materials be provided to the UCPB for review*. Doug Mulqueen seconded the motion to override the Ulster County Planning Board's required modification *the stormwater materials be provided to the UCPB for review*. The motion carried unanimously.

The SEQR Part 2 – Impact Assessment report was reviewed, and questions answered. Questions 1 through 11 were all answered with - *No, or small impact may occur*.

Dara Ellenbogen made a motion to have Chairman Karashay sign SEQR Part 3 – Determination of Significance that the proposed action will not result in any significant adverse environmental impact. Andrew Zink seconded a motion to have Chairman Karashay sign SEQR Part 3 – Determination of Significance that the proposed action will not result in any significant adverse environmental impact. The motion carried unanimously.

The SWPP report approval by Department of Environmental Conservation is required.

Dara Ellenbogen made a motion to approve the Storage 28 LLC Site Plan Review with the condition of the SWPP report being approved. Andrew Zink seconded the motion to approve the Storage 28 LLC Site Plan Review with the condition of the SWPP report being approved. The motion carried unanimously.

The new plans with the lighting will be submitted and signed by the Planning Board. A building permit is required to be obtained within 180 days.

The resolution of the approval for Storage 28 will be on the April 13th Planning Board meeting agenda.

Andrew Zink made a motion to close the Public Hearing for the Storage 28 LLC Site Plan permit application. Anne Meiswinkel seconded the motion to close the Public Hearing for the Storage 28 LLC Site Plan application. The motion carried unanimously.

An educational session for the Planning Board members will be arranged for the near future.

Andrew Zink made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Dara Ellenbogen. The motion carried unanimously. The meeting adjourned at 7:18pm.

The date of the next Public Hearings and Planning Board meeting is Wednesday, April 13th at 6:30pm.

Submitted by Lisa Mayone
March 11, 2022