



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
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Planning Board Meeting and Public Hearings September 14, 2022 Minutes

Present: Planning Board –Michael Karashay, Dara Ellenbogen, Andrew Zink, Anne Meiswinkel, Rae Stang
Others: Ben Neidl, John Mullen, Ed Cooper, Joe Mihm,

Michael Karashay opened the **Planning Board Public Hearings and Meeting at 6:30pm.**

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.

Dara Ellenbogen made a motion to close the Public Hearing for the Esopus Icehouse LLC. Commercial Site Plan and Lot Line Revision application. Andrew Zink seconded the motion to close the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application. 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.

Anne Meiswinkel made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the October 12, 2022 meeting. Rae Stang seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the October 12, 2022 meeting. The motion carried unanimously.

The applicants' lawyers will be contacting Ben Neidl regarding the status of the RYAN House application.

Michael Karashay presented the minutes from the August 24, 2022, Planning Board meeting.

Andrew Zink made a motion to approve the minutes from the August 24, 2022, Planning Board meeting.

Anne Meiswinkel seconded the motion to motion to approve the minutes from the August 24, 2022, Planning Board meeting. The motion carried unanimously.

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

Ben Neidl discussed the SEQR Negative Declaration modification. The Planning Board is the Lead Agency for SEQR.

Joe Mihm updated the Board regarding the Esopus Icehouse project. The project will combine 30 & 32 Hill Street properties. The existing house and the parcel are being combined to be one. Eleven new units and the existing house.

Rae Stang inquired regarding the traffic issues that may happen during high traffic times. Joe Mihm stated that it will not be a prominent problem and the NYS DOT engineer had reviewed and approved the configuration of the expanded driveway. It is a standard entrance to a highway.

Andrew Zink made a motion to approve the SEQR Negative Declaration Notice of Determination of Non-Significance for the Esopus Icehouse LLC project. Dara Ellenbogen seconded the motion approve the SEQR Negative Declaration Notice of Determination of Non-Significance for the Esopus Icehouse LLC project.

The finalized Negative Declaration will be distributed to the interested parties listed in the document by Mike Moriello's office.

Andrew Zink made a motion to approve the Esopus Icehouse LLC Lot Line Revision. Dara Ellenbogen seconded the motion to approve the Esopus Icehouse LLC Lot Line Revision. The motion carried unanimously.

Dara Ellenbogen made a motion to approve the Esopus Icehouse LLC Commercial Site Plan. Anne Meiswinkel seconded the motion to approve the Esopus Icehouse LLC Commercial Site Plan. The motion carried unanimously.

A resolution for the lot line and site plan approvals for the Esopus Icehouse LLC will be presented at the October 12th Planning Board meeting.

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 6:52 pm.

The date of the next Public Hearings and Planning Board meeting is Wednesday, October 12 at 6:30pm.

Submitted by Lisa Mayone
September 23, 2022