



VILLAGE OF SAUGERTIES
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Planning Board Meeting May 13, 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, Jolanda Jansen, Jeremy Ellenbogen, Dara Ellenbogen

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

Chairperson Mary Leahy presented the minutes from the March 11, 2020 Planning Board Meeting.

Mike Karashay made a motion to approve the minutes from March 11, 2020 as presented. Eric Johnson seconded the motion to approve the minutes from March 11, 2020 as presented. The motion carried unanimously.

Marcucci Melchin Special Use Permit for 172 Burt Street

A Public Hearing was held prior to this Planning Board meeting and remains open.

The SEQR part 2 for 172 Burt Street was reviewed and completed as a negative declaration.

Mary Leahy made a motion to make a negative declaration under SEQR part 2 for 172 Burt Street. Marilyn Daley seconded a motion to make a negative declaration under SEQR part 2 for 172 Burt Street. The motion carried unanimously.

The Ulster County Planning Board's response regarding 172 Burt Street is still pending and will be discussed at the June Village Planning Board meeting.

Hudson River Sloop Clearwater Arm of the Sea Tidewater Center

Mary Leahy presented the Resolution of approval for the Arm of the Sea Tidewater Center. There is still a question regarding the hours of operation. The Planning Board had discussed the hours of operation to be that all performances were to end by 9:00pm. The applicant is requesting the time be changed to 9:30pm.

Jolanda Jansen spoke regarding the hours of operation. Patrick Wadden of Arm of the Sea states that based on their history of their performances that 9:30pm is more realistic. The yearly review will be able to address the later time if it is an issue. Mary Leahy and the rest of the Board agreed that 9:30 is a reasonable time. The Resolution was amended to state that the performances should end at 9:30pm and copies were redistributed to the Planning Board.

Marilyn Daley made a motion to accept Resolution #1 of 2020 for the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Site Plan and Special Use Permit application approval with conditions. Mike Karashay seconded the motion to accept the Hudson River Sloop Clearwater Arm of the Sea Tidewater Center Site Plan and Special Use Permit application approval with conditions. A roll call resulted in 5 of 5 yes's. The motion carried unanimously.

Jolanda Jansen thanked the Planning Board on behalf of the Arm of the Sea.

The Ellenbogen Group – Saugerties Brewery

Mary Leahy presented the Ellenbogen Group and stated that the lighting plan and signage was left for discussion from the last meeting.

The lighting plan and the types of fixtures as well as positioning were reviewed and discussed to make sure the requirements of .5ft candles minimums are met. A single pole with 4 heads will be centered in the parking area with one on the north side and one on the south side. The height of the lights can be adjusted to reach the requirements in each direction of the parking area. The .5ft candle requirement may not be met in the far corners of the property. The position of the lights need to be so that they do not shine in the drivers eyes and not spill over on to adjacent properties. Mary Leahy inquired as to having the lights on a timer and Mr. Jankovitz stated that the lights can be controlled with a customized control circuit. Jeremy Ellenbogen added that the lighting may also be supplemented with motion detectors. Details for an updated lighting plan to include measurements, positions and motion detectors were requested to be submitted for the June PB meeting.

The images of the proposed signage are for one freestanding wood sign with the Saugerties Brewery name and one address plate to be mounted on the building. A variance is not required for either sign since both are within the required size. Eyal Saad reminded the applicant that the address plate lettering is required to be at least 4 inches in height.

The Planning Board had received a letter from Dara Ellenbogen regarding the limitation on the hours of operation that had been discussed at the previous PB meeting. The letter referred to the approval of the Saugerties Steamboat Company's Special Use permit with a limitation on outdoor amplified music but not hours of operation. Dara Ellenbogen was present and explained the hardship that the hours of operation limitation would put on their new business and how the limitation of hours would be unfair based on other businesses in the Village that do not have the same hours of operation limitation. The type of business the brewery/ tap room would generate is different than bars or restaurants. They would only be serving craft and signature drinks to a limited number of customers based on their product and room capacity. They would like the flexibility of being open later for special occasions.

Mike Karashay referred to the fact that the neighbors are not unaccustomed to a certain noise level based on the American Legion, Fire Department and The Exchange being directly located in the neighborhood. He does not have a problem with not limiting the hours of operation. The rest of the board agreed that the limitation of hours of operation is not necessary based on the area and type of business and that it can be reviewed within the year if the later hours cause problems.

The SEQR part 2 form was reviewed and all sections addressed except for the lighting section. The SEQR part 2 will be completed after the lighting plan is finalized at the June Planning Board meeting.

The Public Hearing for the Saugerties Brewery project will remain open for further comments.

Mary Leahy made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Mike Karashay. The motion carried. The meeting adjourned at 7:52 pm.

The next Planning Board meeting and Public Hearing is June 10, 2020 at 6:30pm.

Lisa Mayone Filed 5/20/2020