



VILLAGE OF SAUGERTIES
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Planning Board Meeting and Public Hearings
December 13, 2023
Minutes

Present: Planning Board – Mike Karashay, Bill Barr, Anne Meiswinkel Sean Paige, Lisa Mayone Others: Eyal Saad, Andrew Zink, Ben Neidl

Absent: Dara Ellenbogen

REGULAR MEETING

Mike Karashay presented the meeting minutes from the November 8, 2023, Planning Board meeting. Anne Meiswinkel made a motion to approve the meeting minutes from the November 8, 2023, Planning Board meeting. Bill Barr seconded the motion to approve the meeting minutes from the November 8, 2023, Planning Board meeting. All in Favor. The motion carried.

Family Hope Church - 35 Livingston Street

Special Use Permit

John Orem introduced his plan of being a coach of a boxing school / gym in the upstairs of the Family of Hope Church at 35 Livingston Street in the Village of Saugerties. I got certified as a coach and David is my friend and is the Pastor at the Church. I approached the Board at the Church. John understands the process now of how to obtain a special use permit for the boxing school.

David thought of opening up to young people, people involved for an alternative to other choices. Mike Karashay asked what the hours would be? John said scheduling you be around the established meetings already. John said evenings during the week and weekends. The younger non-driving will not need parking but feels there will be enough parking. Anne Meiswinkel asked if there was parking in the back and there is no parking available in the back. John stated hung bags but there will not be any renovations inside. Class limit currently would be 15 people in the class.

Eyal stated it's in the R2 District, close to a recreation club. The parking requirements, places of public assemble. John stated it's a business, it wouldn't be considered a place of assembly. Ben Neidl stated it depends on how many people are going to be there. A place can be a business and a place of assembly. John asked what is the occupancy? Eyal stated 1 parking space for 4 members. Retail stores or service establishments will be 1 parking space for 200 square feet of gross area. Mike Karashay asked on sight. Eyal said off street parking. The Family of Hope Church service is exempt. The off-street parking, for 5 cars for a max of 20 people. Class size would about 15 people. Eyal said we need to treat this like any other application that comes in, we need to see drawings, we can't look at stacking cars as parking. Ben Neidl, they need a site plan, need to show what the parking solution will be. Eyal Saad read the requirement of parking. Site plans required for the next meeting, RT 212 9W will have to be reviewed by the Ulster County.

Guidance on Site Plan approval, minimal requirements are available on the Village site, Zoning Laws for the Village of Saugerties. David asked if he would have John help him and the business as part of the church. Mike Karashay asked about business, if there are money exchanging hands, it's a business. Ben Neidl stated site plan drawings should be reviewed, such as section 210.58. Ben advised a professional would be needed to set up the site plan.

Ben stated that SEQR is unlisted, for the Village Planning Board as lead agency for SEQR purposes.

Mike Karashay presented the Village Planning Board this is unlisted, act as lead agency for the Family of Hope Church, 35 Livingston Street. Sean Paige made the motion for the Village Planning Board to act as lead agent for the Family of Hope Church, 35 Livingston Street. Bill Barr second the motion for the Village Planning Board to act as lead agent for the Family of Hope Church, 35 Livingston Street. All in Favor. The motion carried.

Mike Karashay presented the Village Planning Board with a motion to set a Public Hearing for Family of Hope Church, 35 Livingston Street for January 10, 2024. Sean Paige made the motion to set a Public Hearing for Family of Hope Church, 35 Livingston Street for January 10, 2024. Bill Barr second the motion to set a Public Hearing for Family of Hope Church, 35 Livingston Street for January 10, 2024. All in Favor. The motion carried.

A Public Hearing to be set for January 10th, 2024.

Eyal Saad, Setting a Public Hearing for January, we will need the site Plan to send to Ulster County, they in turn they will have 30 days for comment.

Ben Neidl a Site Plan by an Engineer will need to be completed and important to show the parking. If there are five parking spaces, if not that will have to be brought before the Zoning Board or the classes are set up for a smaller number of people.

42 Livingston Street LLC -

Special Use Permit

Khattar explained the original Site Plan for 42 Livingston St approval was given back in 2017, originally 3 units. They built a 1-bedroom unit, and it wasn't possible, the property line is actually on the site. There were neighbor issues. The other side is now open, it was an artist studio. The special use permit is now for the other side for 2 units to be installed. The original side with the 1 unit and garage space will remain just that.

Eyal Saad stated. this is in the BR district. BR can have residential on the 1st floor, B1 cannot have residential on the 1st floor. Review the draft plans, to see if they can proceed. Eyal requested Khattar so the new plan is approved as a "legal" option and leave the garage as garage space.

Bill Barr has a couple of questions, the windows on the Livingston Street side, the tint didn't match on the brink. Khattar anything that was in code, they had to try to match as best they could.

This is a new application, Khattar wanted to get a go or a no go on the application. Mike Karashay asked if the old application needs to be amended. Ben Neidl said no, Eyal said the original application is 1/3 complete. Existing parking lot to be paved. Bill Barr asked about the chain link fence, it's a requirement by the Planning Board.

Mike Karashay we are within 500 feet, will need to submit to Ulster County.

Mike Karashay presented the Village Planning Board this is unlisted, act as lead agency for 42 Livingston Street LLC. Ann Meiswinkel made the motion for the Village Planning Board to act as lead agent for 42 Livingston Street LLC. Sean Paige second the motion for the Village Planning Board to act as lead agent for 42 Livingston Street LLC. All in Favor. The motion carried.

Mike Karashay presented the Village Planning Board with a motion to set a Public Hearing for 42 Livingston Street LLC for January 10, 2024. Ann Meiswinkel made the motion to set a Public Hearing for 42 Livingston Street LLC for January 10, 2024. Bill Barr second the motion to set a Public Hearing for 42 Livingston Street LLC for January 10, 2024. All in Favor. The motion carried.

Mike Karashay suggested that if we have some time to do SEQR training, Ben Neidl said that is used for most applications. We need to change the timing of requesting from applications. Eyal Saad suggested that if there is nothing on the agenda for Zoning, we join Planning and Zoning for the SEQR training.

Bill Barr had some items that he suggested to Ben Neidl, for the FAQ sheet developed by Ben and reviewed by the Planning Board. Ben will make the adjustments.

Andrew Zink stated once Ben makes the adjustments it will be ready to issue, asked Ben to copy him on the final.

Anne Meiswinkel made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Bill Barr. All in Favor. The motion carried unanimously. The meeting adjourned at 7:25pm.

The date of the next Planning Board meeting is **Wednesday, January 10th 2024 at 6:30pm,**

Submitted by Peggy Melville

December 15, 2023