



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
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Planning Board Meeting and Public Hearings  
June 14, 2023  
**Minutes**

**Present:** Planning Board – Doug Mulqueen, Anne Meiswinkel, Bill Barr, Rae Stang, Sean Paige Others: Ben Neidl, Scott Roebert, Christopher Coleman, Eyal Saad

**Absent:** Mike Karashay, Dara Ellenbogen

**Doug Mulqueen** opened the Planning Board Public Hearing and Meeting at 6:40pm.

**Public Hearing Struzzi Properties LLC 310 Main Street Special Use Permit**, Doug Mulqueen requested if anyone was present to speak at the Public Hearing. Doug asked the residents to keep comments to five minutes.

Deanna Turner Manorville Road – was not present when called upon to speak.

**Jackie Russell 11 West Bridge Street** 310 Main Street neighbors my house is located on the property at the back of the structure that this is proposed for, the property line is two feet from my property line the only resident neighbor and I have grave concerns about it being there. My understanding is that is kind of special use would be a spot zoning and that my understanding is that and I could be wrong my understanding is there was another project proposed a few years ago which was nixed because of spot zoning. My other concern is the necessity of this and I took the liberty of calling area hotels including Diamond Mills and they told me that despite the fact they are very busy between now and September they still do have occupancy and was the case for the other two hotels that I spoke to. I am wondering during peak season if there is occupancy available why do we need to add another hotel. My other concern is why I don't have any qualms about how Mr. Struzzi would operate the hotel. Once it's a hotel it will be hotel forever and he will eventually sell it and I am concerned what will be there because it's right next to my house. Lastly, I feel there is a lot of unchecked development in Saugerties as of late. I lived in my house for forty years. The quality of life has steadily gone downhill between people throwing garbage on my lawn, noise pollution, light pollution. It's sad, I feel like my home, which is also my place of business, is no longer a sanctuary for me. I feel this is another bombardment for me. That's all I have to say.

**Rae Stang makes a motion to keep the Public Hearing open for Struzzi Properties LLC 310 Main Street Special Use Permit. Bill Barr seconds the motion to keep the Public Hearing open for Struzzi Properties LLC 310 Main Street Special Use Permit. All in Favor. The motion carried unanimously.**

**Public Hearing 105-107 Partition Street LLC Special Use Permit** – No residents signed up to speak at the Public Hearing for 105-107 Partition Street LLC.

**Rae Stang makes a motion to keep the Public Hearing open 105-107 Partition Street LLC Special Use Permit. Anne Meiswinkel seconds the motion to keep the Public Hearing open for 105-107 Partition Street Special Use Permit. All in Favor. The motion carried unanimously.**

## REGULAR MEETING

**Doug Mulqueen presented the minutes from the May 10, 2023, Planning Board meeting.**

**Anne Meiswinkel made a motion to approve the minutes from the May 10, 2023, Planning Board meeting.**

**Rae Stang seconded the motion to approve the minutes from the May 10, 2023, Planning Board meeting. All in Favor. The motion carried unanimously.**

**Struzzi Properties 310 Main Street** – Rae Stang suggested if we have comments from the public objecting to the application, we should give it more thought. A discussion of what was asked of the applicant and what has been received. Lighting has been submitted to the Village Planning Board. Parking included on property. Units will be minimum of 7 units. No one representing the applicant tonight. The Ulster County Planning Board never received the packet, Doug Mulqueen suggested based Ulster County Planning Board receiving the referral packet to keep Public Hearing open until Ulster County Planning Board sends their response.

**Rae Stang makes a motion to keep the Public Hearing open for response from Ulster County Planning Board for Struzzi Properties LLC 310 Special Use Permit. Anne Meiswinkel seconds the motion to keep the Public Hearing open for response from Ulster County Planning Board for Struzzi Properties LLC 310 Special Use Permit. All in Favor. The motion carried unanimously.**

Ben Neidl wanted to make clarifying comment wanted to make; the individual that make the comment the spot zoning during the Public Hearing. The nature of the zoning in the B1, what is allowed Village Use Regulations, tables list. Three possibilities could be Permitted Use in the district no Planning Board approval needed, just need a Building Permit. It could be Special Use in which it is presumed to be allowed but would need a Special Use and Site Plan approval from the Planning Board. Not allowed in that district at all, cannot do it short of a variance permit. The 310 Main Street address is B1, and hotel is a Special Use Permit for B1 it's presumptively appropriate use for property for this district. The Planning Board purview has to do with the site features, accessibility, generate noise, vibration, and pollution. No one is seeking to change the Zoning of the property for this application, nor no one is adding hotel to the list. Ben recommended that the applicant to be represented to answer questions. Rae Stang had questions about the trash that would be stored.

**105-107 Partition LLC Special Use Permit** – Ben Neidl there was a discussion at last month's meeting about this project had to compile as reportedly amended in February or not for residential or multi family. Reviewed history and the local has not been formally amended yet. The local or amendment does not take effect until a particular type of document prepared and voted on by the Board of Trustees. Then it's filed with the Secretary of State, NYS law doesn't become affect until that happens. It is true in an open meeting in February the Board of Trustees openly voted to approve the idea of increasing the number of off-street parking required. The approval of the idea does not make it law. Ben will be engaging with the Board of Trustees on that process. This is currently a Zoning compliant application.

Scott Roebert – summary of the changes, the lighting and parking. Modifications of the Zoning Board requirements from 5 story to 3 story have made changes. The first floor is residential to commercial. There's one overhead lighting for the parking. Anne Meiswinkel asked if it's on a timer, Scott said dusk to dawn. If the

building on the lot line, minimum of three feet for windows and four feet on the other side. No landscaping on the plans.

Bill Barr mentioned what will the parking amendment affect. Ben stated that a site plan approval and a month from now the Village Board of trustees does changes the law and doesn't make a carve out for applications in process. The applicant needs to aware of the risk.

Application process – the code is clear that it's good for 180 days and how to get extension. Planning Board asked to go to Zoning Board and had changes made based on Zoning recommendations. The Planning Board is now in review of the Zoning Board recommendations. The code does not define if it's a second application or not. Discussed if it's a second application or use this as the current application as the original application.

**Rae Stang made a motion to keep this current application and not as second application open as the for 105-107 Partition LLC Special Use Permit Bill Barr seconded the motion to keep this current application and not as a second application open 105-107 Partition LLC Special Use Permit. All in Favor. The motion carried unanimously.**

Doug Mulqueen asked if there were any other questions to the applicant. Rae Stang asked about why you would give a variance to a property that has a problem it's too steep, it's too narrow. I don't understand why they got their variance. The Zoning Board has given the applicant the variance permit.

Ben Neidl briefly said the test for area variance does not require a defect in the property from the Zoning Board. There was a balance of factors with the landowner and neighbors that generated a written decision. The Board did balance those factors. The time to challenge Zoning Board variance has expired. As a Planning Board member Rae Stang, you can speak or ask questions to the landscaping. Rae Stang asked about the walkway, entrance to the building. Scott Roebert stated there is an entrance on the north side for the 1<sup>st</sup> floor office entrance in the middle. On the south side there is an entrance in the middle for the stairway to get up to the apartments. There are also two doors back, one will lead you into the 1<sup>st</sup> floor apartment. The other will bring you into the utility room and then existing internal stairs up to the 2<sup>nd</sup> floor. No fire escapes, not required for 3 floors. A certificate of occupancy will not be issued until the Building inspector has reviewed the final plans. Eyal Saad asked if there was a straight thru walkway from the front to the back, there is not. SEQRA was completed through Zoning Board.

Christopher Connor, summarized that the Public Hearing to be kept open until UCPB responds. Landscaping concerns were brought up, can we answer those questions tonight. Any other issues we can address now so when we come back for a vote? Doug Mulqueen stated as this time will be waiting for the UCPB the applicant has provided with everything we need right now.

**Resolution # 4 of 2023 – Struzzi Properties 53 Partition Street** – Last month Planning Board approved this, formalize that approval with Resolution # 4.

**Doug Mulqueen presented the motion for Resolution # 4 for Struzzi Properties 53 Partition Street Bill Barr seconded the motion for Resolution # 4 for Struzzi Properties 53 Partition Street. All in Favor. The motion carried unanimously.**

Roll call for Resolution # 4  
Mike Karashay, Chair N/A

Anne Meiswinkel Y  
Dara Ellenbogen N/A  
Bill Barr Y  
Doug Mulqueen Y  
Rae Stang Y  
Sean Paige Y

**Resolution # 5 of 2023 for Ankur Rao Real Estate LLC, 317 Main Street** – Last month Planning Board approved this, formalize that approval with Resolution # 5.

**Doug Mulqueen presented the motion for Resolution # 5 for Ankur Rao Real Estate LLC, 317 Main Street  
Rae Stang seconded the motion for Resolution # 5 for Ankur Rao Real Estate LLC, 317 Main Street**

Roll call for Resolution # 5  
Mike Karashay, Chair N/A  
Anne Meiswinkel Y  
Dara Ellenbogen N/A  
Bill Barr Y  
Doug Mulqueen Y  
Rae Stang Y  
Sean Paige Y

Doug asked if there was any new business to discuss. No response.

**Doug Mulqueen made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Sean Paige. All in Favor. The motion carried unanimously. The meeting adjourned at 7:30pm.**

The date of the next Public Hearing and Planning Board meeting is **Wednesday, July 12<sup>th</sup> at 6:30pm.**  
Submitted by Peggy Melville  
June 20, 2023