



VILLAGE OF SAUGERTIES  
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## Planning Board Meeting and Public Hearings June 8, 2022 Minutes

**Present:** Planning Board –Michael Karashay, Douglas Mulqueen, Andrew Zink, Dara Ellenbogen, Anne Meiswinkel  
**Others:** Eyal Saad, Nina Schmidbaur, Patrick Wadden

**Michael Karashay** opened the **Planning Board Public Hearings and Meeting at 6:33pm.**

### **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.

**Douglas Mulqueen** made a motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the July 13, 2022 meeting. **Anne Meiswinkel** seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the July 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.

**Douglas Mulqueen** made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the July 13, 2022 meeting. **Dara Ellenbogen** seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan and special Use permit application open for the July 13, 2022 meeting. The motion carried unanimously.

### **Clovelea LLC, 134 Burt Street, Commercial Site Plan and Special Use Permit**

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

**Douglas Mulqueen** made a motion to keep the Public Hearing for the Clovelea, Commercial Site Plan and Special Use permit application open for the July 13, 2022 meeting. **Anne Meiswinkel** seconded the motion to keep the Public Hearing for Clovelea, Commercial Site Plan and Special Use permit application open for the July 13, 2022 meeting. The motion carried, 4 yes and 1 abstain.

**Chairman Karashay** presented the minutes from the May 11, 2022, Planning Board Meeting.

**Andrew Zink** made a motion to approve the minutes from May 11, 2022, Planning Board meeting. **Douglas Mulqueen** seconded the motion to approve the minutes from May 11, 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. Edwin Cooper is still working with the 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.

### **Clovelea LLC, 134 Burt Street, Commercial Site Plan and Special Use Permit**

The response from Ulster County Planning Board has been received and reviewed by the Board.

The required modification that UCPB included in their response referring to the NY Stretch Energy code was discussed. Since the Village of Saugerties has not adopted the NYS Stretch Energy code, the Board is not bound to have applicants adhere to the code. The installation of electrical charging stations was determined not to be a modification that was necessary. The applicant stated that the nature of her business, psychotherapy, requires privacy. Having the charging stations open for use would not be in the best interest of the clients.

**Dara Ellenbogen made a motion to override the Ulster County Planning Board's required modification that requires Clovelea LLC to follow the NYS Stretch Energy code. Douglas Mulqueen seconded the motion to override the Ulster County Planning Board's required modification that requires Clovelea LLC to follow the NYS Stretch Energy code. The motion passed with a super majority of 4 yes and 1 abstain votes.**

The second required modification regarding NYSDOT highway permit was addressed. The plans indicate that the width of the entrance was made smaller. A NYS DOT commercial highway permit would be required if the curb cut is modified. **Nina Schmidbaur** explained that bushes will be planted behind the existing stone wall and extend further to make the entrance smaller. Extending the stonewall is not currently in the budget. **Eyal Saad** advised that based on the site plan submitted a NYSDOT commercial highway work permit would be required. A new draft of the site plan that indicates that the entrance will remain the same will be required for the Board to consider UCPB's required modification regarding a NYSDOT commercial highway work permit.

**Nina Schmidbaur** will submit a revised plan before the next meeting.

The Public Hearing for the Clovelea, LLC project remains open.

### **Arm of the Sea Tide Water Center, Commercial Use Permit and Site Plan**

**Patrick Wadden** explained that the most recent plans submitted are for a temporary structure in the outdoor courtyard which is the former coal bin. The new plans show the compliance for the egress with the exits marked on the plan by the architect. The distances for the egress path that are indicated on the plan were questioned. Signage specifications are pending from the tent company.

The definition of an open-air courtyard was questioned. The walls of the coal bin are approximately 7 feet high. Patrick Wadden stated that the awning structure in Phase 1 plans that were approved in 2019 is only moderately different from this tent structure. According to Mr. Wadden, the proposal is not that different in scale than what was originally approved for Phase 1.

The lighting was questioned for this change. The Phase 1 approval included lighting in the parking lot. Ending the program at dusk is a vague term, it is not an exact time. The area is not an "open air" with the walls of the coal bin blocking the natural light.

Discussion continued regarding the lighting and the tent structure. The new proposal for the tent structure is not the same as the original. It has a different look from the water view than the original Phase 1 proposal. The legs on the tent are adjustable to account for the topography inside the courtyard. The elevations change along the site. The gap of open air gets smaller as the wall and tent elevation changes.

The lack of lighting within the structure and parking lot is a safety issue that is concerning to the Board. Patrick Wadden stated that the lack of funding is an issue for the parking lot lighting.

The exit plans were discussed. The one exit has a three-step incline that would not be ADA compliant and the ADA compliant exit exists at the opposite end. Exit lighting is required for guests safety.

The number of seats within the tent were reviewed. Seven rows of seven sections on both sides of tent is for 98 people. The total occupancy of public assembly with two exits without a sprinkler system is a maximum of 99 people. Occupancy is the total of all people - audience, staff and actors.

More details for the tent, lighting lumens specifications, the open courtyard definition and the allowable number of people is needed before moving forward. Details on the plans regarding egress distances, fire extinguisher sizes, exit signs need to be included on the plan.

**Patrick Wadden** will consider the comments and come back to the Board.

**Eyal Saad** advised the Board that Khattar Elmessalemah had done a preliminary site evaluation for 317 Main Street. The existing building will not be able to support a second floor due to a weakened foundation. The original approved plans for the two-story building will not change except that they will not be built on the existing structure. Everything else is remaining the same.

**Andrew Zink made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Anne Meiswinkel. The motion carried unanimously. The meeting adjourned at 8:10pm.**

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

Submitted by Lisa Mayone

June 10, 2022