



VILLAGE OF SAUGERTIES
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Planning Board Meeting August 14, 2019 Minutes

Present: Planning Board – Mary Leahy, Michael Karashay, Scott Roeber, Marilyn Daley, Eric Johnson
Others: Eyal Saad, Don Hackett, Mike Moriello, Bill Swart, John Joseph, Barry Medenbach, Bill Swart, Jolanda Jansen

Chairperson Mary Leahy opened the Planning Board Meeting at 6:35pm.

Hudson River Sloop Clearwater Arm of the Sea Tidewater Center

Jolanda Jansen presented the Phase I of the Arm of the Sea project. The coal bin will be covered by the entire with an awning. The *port a potties* will be located in the entrance area.

Eyal Saad stated there is a concern regarding the lighting for exit signs and Fire Dept. access is not shown on the Phase I. It is shown on the original concept plan for the entire project. Amplification and times of the performances were discussed. The Planning Board has the ability to put specific requirements regarding sound and lighting as part of the approval of the Special Use permit.

There was no one present from the public to address the project. The Public Hearing will remain open until the September 11th meeting.

Chairperson Mary Leahy presented the minutes from the July 10, 2019 Planning Board meeting and minutes from the Public Hearing on July 10, 2019. Mary Leahy made a motion to approve the Public Hearing minutes from July 10, 2019. Scott Roeber seconded the motion to approve the Public Hearing minutes from July 10, 2019. 3 yes votes and 1 abstain. The motion to approve the Public Hearing minutes from July 10th passed.

Chairperson Mary Leahy requested amendments to the minutes to reflect statements attributed to who made them and additional information regarding traffic signals and required modifications. Chairperson Mary Leahy made a motion to approve the amended minutes from July 10, 2019. Scott Roeber seconded the motion to approve the amended minutes from July 10, 2019. 3 yes votes and 1 abstain. The motion to approve the minutes from July 10th passed.

298 Ulster Avenue/AutoZone Site Plan and Special Use Permit

The Public Hearing for the AutoZone project remains open.

Board member Michael Karashay requested to abstain from any further action on the AutoZone Project due to a potential conflict of interest and to avoid any impropriety. Mr. Karashay submitted his letter and excused himself from the meeting.

John Joseph reported that he had made efforts to contact CSX Railroad regarding the public safety concern of the signage. He had been referred to several different phone numbers. Mr. Joseph set up an account with the CSX Ethics helpline. See attached info. There was no response from CSX. Mr. Joseph contacted both Mayor Murphy and Supervisor Costello who both stated that they had no interest in the railroad signage. NYS DOT has issued a letter

Mary Leahy explained the requirements put forth by the UCPB. And that it is the responsibility of the Village Planning Board to address all the requirements before making a decision.

Mr. Joseph has a permit from the DOT and a letter from the DOT that they have no plan to do anything with the signage. The variance was granted by the Zoning Board. The Town has approved the lot line adjustments. The Town DPW Supervisor also wrote a letter requiring the delivery trucks exit onto Railroad Avenue as well as approving painting the exit signs on the parking lot pavement. The SWWP was reviewed and approved by Bruce Utter.

Mary Leahy and the Board members agreed that Mr. Joseph has done his due diligence to contact the CSX railroad and addressing the safety concerns along with UCPB's required modifications.

Mary Leahy questioned the color scheme and aesthetics of the building, preferring it to have reduced visibility.

Mr. Joseph produced the plan for the building indicating that the base of the building is red brick and the remainder of the building is cream colored stucco with an accent trim and AutoZone logo. The colors are standard AutoZone colors.

Scott Roeber stated that the color palette was fine and the building would be further off the street than current buildings.

Marilyn Daley made a motion to close the Public Hearing for 298 Ulster Avenue/AutoZone Site Plan and Special Use Permit. Mary Leahy seconded the motion to close the Public Hearing for 298 Ulster Avenue/AutoZone Site Plan and Special Use Permit. The motion carried unanimously.

Mike Moriello stated that there was more than enough in the record to say that the UCPB concerns have been addressed.

Mary Leahy made a motion to override the Ulster County Planning Boards required modifications of July 3, 2019 regarding advance grade warning signs with flashing beacons coordinating with railroad crossing. Eric Johnson seconded the motion to override the Ulster County Planning Boards required modifications of July 3, 2019 regarding advance grade warning signs with flashing beacons coordinating with railroad crossing. The motion passed unanimously.

Lot Line Revision for 298 Ulster Avenue Joanne Ostrander

A lot line revision application has been submitted to deed a small portion of the property to the neighboring property. The change would allow the neighbor, William Swart access to an existing shed. The Town has passed Resolution for a portion of the same property that is located in the Town.

Eyal Saad questioned the size of the shed and how far will it be from the new property line. The new lot line indicates it is 1 to 2 feet. The requirement for setbacks is four feet. The new lot line adjustment would be nonconforming which could not be approved. The shed would have to be moved or a new line created.

Adjustments to the lot line were discussed in order to have it be a conforming change.

A new plan with the adjusted lot line will be submitted for the September meeting.

Eric Johnson made a motion to waive the Public Hearing for the lot line adjustment application for 298 Ulster Avenue. Marilyn Daley seconded the motion to waive the Public Hearing for the lot line adjustment application for 298 Ulster Avenue. The motion passed unanimously.

The invoices for the additional engineering has surpassed the amount in the escrow account. Mr. Joseph requested the additional invoices be forwarded to him so he can account for an additional deposit to cover the invoices.

Eric Johnson made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Scott Roeber. The motion carried. The meeting adjourned at 7:42pm.

The next Planning Board meeting is September 11, 2019 at 6:30pm.

Lisa Mayone Filed 8/21/19