



VILLAGE OF SAUGERTIES
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Planning Board Meeting and Public Hearings
July 13, 2022
Minutes

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

Michael Karashay opened the **Planning Board Public Hearings and Meeting at 6:30pm.**

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 August 10, 2022 meeting. **Dara Ellenbogen** seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the August 10, 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.

Andrew Zink made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the August 10, 2022 meeting. **Douglas Mulqueen** seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan and special Use permit application open for the August 10, 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.

Dara Ellebogen made a motion to close the Public Hearing for the Clovelea, Commercial Site Plan and Special Use permit application. **Douglas Mulqueen** seconded the motion to close the Public Hearing for Clovelea, Commercial Site Plan and Special Use permit application. The motion carried, 4 yes and 1 abstain.

Chairman Karashay presented the minutes from the June 8, 2022, Planning Board Meeting.

Anne Meiswinkel made a motion to approve the minutes from June 8, 2022, Planning Board meeting. **Douglas Mulqueen** seconded the motion to approve the minutes from June 8, 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

Nina Schmidbaur submitted the NYS Department of Transportation Highway Work Permit that had been issued on July 6, 2022. The permit is required by NYS DOT regardless of the changes being made to the driveway /entry. NYS DOT requires that 30ft from the white line on the highway to the property be paved. This permit satisfies the Ulster County Planning Board's required modification to the parking area.

Ben Neidl read through the questions on the NYS SEQR Short Form EAF Part 2 form and the Board and answered all the eleven questions as– no. The SEQR form was signed by the chairman.

Douglas Mulqueen made a motion to make a negative declaration regarding NYS SEQR Short Form EAF Part 2 for the Clovelea, LLC Commercial Site Plan and Special Use Permit. Dara Ellenbogen seconded the motion to make a negative declaration regarding NYS SEQR Short Form EAF Part 2 for the Clovelea, LLC Commercial Site Plan and Special Use Permit. The motion carried, 4 yes and 1 abstain.

Chairman Karashay made a motion to approve the Clovelea, LLC Site Plan and Special Use Permit and to authorize Village Attorney Ben Neidl to make amendments to Resolution #4 to be presented at the August 10th Planning Board meeting. Doug Mulqueen seconded the motion to approve the Clovelea, LLC Site Plan and Special Use Permit and to authorize Village Attorney Ben Neidl to make amendments to Resolution #4 to be presented at the August 10th Planning Board meeting. The motion carried, 4 yes and 1 abstain.

Arm of the Sea Tide Water Center, change to original Site Plan

Yolanda Jansen explained that the most recent plans submitted are for a temporary structure in the outdoor courtyard which is the former coal bin. The original approved plan for the final structure would be higher than the current proposed tent. The exits paths are 200 ft. wide, and the openings are more than wide enough. The performances will end at dusk. An example of the proposed string lighting for inside the tent was shared. There will be 5 sets of 48 ft LED string lighting in the tent for the safe exiting after the performances. The string lights and exit signs will be powered from a 24 Volt solar powered generator. It normally takes approximately a half hour to get the audience members out of the tent area into the parking lot which will have its own lighting powered through a gas generator. The number of lumens needs to be translated the into foot candles. It may be possible that more string lights will be needed based on the lumen's calculation. The Arm of the Sea staff is busy fundraising for this project.

The Site Plan revision does not require another Public Hearing.

Andrew Zink made a motion to have the Planning Board act as Lead Agency for the for an unlisted action regarding SEQR. Douglas Mulqueen seconded the motion to have the Panning Board act as Lead Agency for the for an unlisted action regarding SEQR. The motion carried unanimously.

The SEQR Part 2, impact Assessment was reviewed by the Planning Board members. Each question was answered as No or Small impact.

Douglas Mulqueen made a motion to make a negative declaration regarding NYS SEQR Short Form EAF Part 2 for the Arm of the Sea Tide Water Center Site Plan. Rae Stang seconded the motion to make a negative declaration regarding NYS SEQR Short Form EAF Part 2 for the Arm of the Sea Site Plan. The motion carried unanimously.

Chairman Karashay signed the SEQR Part 2.

Dara Ellenbogen made a motion to approve the revisions to the Site Plan Phase 1 for Arm of the Sea Tidewater Center contingent on the review of lumens for the inside of the tent. Anne Meiswinkel seconded a motion to approve the revisions to the Site Plan Phase 1 for Arm of the Sea Tidewater Center contingent on the review of lumens for the inside of the tent. The motion carried unanimously.

11 & 19 Montross Street Lot Line Revision

Dan McCarthy with Pratorius and Conrad is representing Michael Persico. Dan presented the proposed lot line revision application for 11 & 19 Montross Street. A 50 x 54.51 ft section of Parcel A, property of Donald Hackett, will be added to Parcel 1, property of Michael Persico. The section being transferred is not a building lot on its own. The intended use is to be determined in the future. The 50ft width would allow for a roadway. The neighboring property to the west is not available to purchase currently.

The lot line revision map indicates a shed with an overhang. The overhang of the shed is not the required 4ft setback from the property line of Parcel A. The overhang is considered part of the shed and any accessory structure must be at least 4 ft. from the property line. Either the overhang is removed, or the new property line is adjusted to allow for the 4 ft. set back.

Douglas Mulqueen made a motion to approve the lot line revision for 11 & 19 Montross Street pending the four-foot set back requirement is met. Andrew Zink seconded a motion to approve the lot line revision for 11 & 19 Montross Street pending the four-foot set back requirement is met. The motion carried unanimously.

A resolution of the approval will be prepared for the August 10th meeting.

Andrew Zink made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Dara Ellenbogen. The motion carried unanimously. The meeting adjourned at 7:52 pm.

The date of the next Public Hearings and Planning Board meeting is Wednesday, August 10, at 6:30pm.

Submitted by Lisa Mayone
July 18, 2022