



VILLAGE OF SAUGERTIES
43 PARTITION STREET
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Planning Board Meeting and Public Hearings June 12, 2024 Minutes

Present: Planning Board – Mike Karashay, Bill Barr, Sean Paige, Lisa Mayone, Anne Meiswinkel

Others: Ben Neidl, Andrew Zink,

Absent: Dara Ellenbogen, Eyal Saad

PUBLIC HEARING

169 Ulster Avenue (SPAF)

Site Plan Commercial

No one from the Public came to speak at the Public Hearing for 169 Ulster Avenue, waiting for resolution for the neighbor's driveway

Mike Karashay asked the Board their pleasure on Public Hearing open for 169 Ulster Avenue, Bill Barr made the motion to keep the Public Hearing open for 169 Ulster Avenue. Anne Meiswinkel seconded the motion to keep the Public Hearing open for 169 Ulster Avenue. All in Favor. The motion carried.

124 Partition Street (Salt N Fire)

Site Plan Commercial

No one from the Public came to speak at the Public Hearing for 124 Partition Street, waiting to hear from HRB.

Mike Karashay asked the Board their pleasure on the Public Hearing open for 124 Partition Street, Sean Paige made the motion to keep the Public Hearing open for 124 Partition Street. Lisa Mayone seconded the motion to keep the Public Hearing open for 124 Partition Street. All in Favor. The motion carried.

8 Ferry (Building)

Site Plan Commercial

8 Ferry (Slips)

Site Plan Commercial

Yvonne and Mason Winnie 20 Ferry Street, expressed the concerns of the rock cut that Yvonne had already spoken to Mayor Murphy, a lot of walkers on the street, I have almost killed people, I have almost been killed, now you want to bring more vehicles down in that area. Mason feels that the property value will be diminished, lost the view, can we list our home when we sell our home as a marina? Parking for trailers, adequate parking infringing on our property, restrooms, boat cleaning infringing. Parking is already a concern.

Faith Zuckerman – 122 Lighthouse Drive what is the difference between commercial rezoning and a special use permit? Mike Karashay stated special use is presumed it's allowed, but needs further examine by the Village Board, consider traffic, noise to be approved, is the zoning law you can do with, but you would have to consider. Ben Neidl– rezoning is changed the zoning category of the property from residential to commercial, the use is already allowed use if the Planning Board reviews and give their approval.

Tricia Patterson – 7 Ferry Street Parking absolutely, traffic is treacherous, walking kids and dogs. Traffic will increase. We don't get all of the perks of the Village, get sewer down there on both streets. The current dock is tied into my bulkhead, Connor and I have discussed.

Mike Karashay asked the Board their pleasure on Public Hearing open for 8 Ferry Street, Anne Meiswinkel made the motion to keep the Public Hearing open for 8 Ferry Street. Bill Barr seconded the motion to keep the Public Hearing open for 8 Ferry Street. All in Favor. The motion carried.

166 Ulster Avenue

Site Plan Commercial

Mike Karashay asked the Board their pleasure on the Public Hearing close for 166 Ulster Avenue, Lisa Mayone made the motion to close the Public Hearing 166 Ulster Avenue. Sean Paige seconded the motion to close the Public Hearing for 166 Ulster Avenue. All in Favor. The motion carried.

REGULAR MEETING

Mike Karashay presented the minutes from the May 8, 2024, Planning Board Meeting. Anne Meiswinkel made a motion to approve the minutes for May 8, 2024, Planning Board Meeting. Bill Barr seconded the motion to approve the minutes for May 8, 2024, Planning Board Meeting. All in Favor. The motion carried.

169 Ulster Avenue (SPAF)

Site Plan Commercial

As of April 10, 2024, have not received any updates site plans, lighting etc.

166 Ulster Avenue (Sawyer Motors)

Site Plan Commercial

This application was sent to Zoning for a variance approval, approval was granted on April 23, 2024.

Recommendation from UCPB new lightning so it did not shadow the neighbor. The Board received the plans for the new lightning.

SEQR – Bill Barr makes the motion to complete a SEQR for 166 Ulster Avenue, Lisa Mayone makes the motion to complete a SEQR for 166 Ulster Avenue. All In Favor. The motion carried.

Ben Neidl read aloud the 11 questions for Part 2 Impact Assessment – see attached

Mike Karashay asks for a motion for a negative SEQR for 166 Ulster Avenue, Lisa Mayone makes the motion for a negative SEQR for 166 Ulster Avenue, Sean Paige seconds the motion for a negative SEQR for 166 Ulster Avenue. All in Favor. The motion carried.

Bill Barr makes the motion to accept the Site Plan application for 166 Ulster Avenue, Lisa Mayone seconds the motion to accept the Site Plan application for 166 Ulster Avenue. All in Favor. The motion carried.

Ben Neidl will have the Resolution for 166 Ulster Avenue will be completed for July 10, 2024 Planning Board Meeting

124 Partition Street (Salt n Fire)

Site Plan Commercial

No representation at this time to speak. No Impact from UCPB, no response from HRB.

8 Ferry Street - Building

Special Use / Site Plan

Connor Curry presented the Praetorius and Conrad the plans for the garage / accessory apartment unit, adding the ADU to make it a two family. A breezeway to the garage needs to be enclosed according to Eyal Saad.

R1W – Zone

One unit to a two unit is allowed with a special use.

The enclosure is not currently on the plans, lighting.

Connor is here to get approval for the foundation to get started, Mike Karashay asked if we would need the plan to show enclosure and at this time without the plan does not feel comfortable giving approval, asked the Board for their decision, all agreed need the plan to show the enclosure, lighting and parking.

Mike Karashay asked about breaking out the original application, the first application had both the slips for the marina and the apartment. Connor stated that both are not moving at the same pace, the slips are waiting on DEC response.

Mike asked Ben, the Special Use requirements, Special use criteria section 210–58, all proposed structures, materials, readily available for fire, police protection and adequate serviced by sewer / water and recreational facilities.

Connor called Khattar on the phone, the closed entry we go to this the walkway would be considered a porch, two space are habitable, what is the difference between open front porch, roof leads to two entrances. Two family issues, one structure. Ben noted no one was there for the discussion between Eyal and Khattar discussing the porch or enclosing. Ben suggested that Eyal would need to share is interpretation before going forward. Ben stated that Eyal is the expert. Connor stated now I am behind another month because Eyal didn't show up. Ben stated how this Board is sensitive to time.

Andrew Zink asked the question of the Chair Mike Karashay, in the interest in helping the applicant on this particular on this issue, would it be possible to consider a conditional approval of this on a condition? Mike

said the law does not allow the Board to process that. Ben stated that they cannot issue a building permit without a special permit, that is the process.

SEQR – would need to be done together, if the DEC doesn't respond by next month they would be done separately.

Bill Barr 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 7:06pm.

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

Submitted by Peggy Melville

June 17, 2024