



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
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## Planning Board Meeting and Public Hearings November 13, 2024 **Minutes**

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

**Others:** Ben Neidl, Eyal Saad, Andrew Zink, Joe Mihm, Mike Moriello

**Absent:**

### 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. No further information.

**Bill Barr made the motion to keep the Public Hearing open for 169 Ulster Avenue. Sean Paige seconded the motion to keep the Public Hearing open for 169 Ulster Avenue. All in Favor. The motion carried.**

**8 Ferry (Slips)**

**Site Plan Commercial**

**Mike Karashay made the motion to keep the Public Hearing open for 8 Ferry Street. Anne Meiswinkel seconded the motion to keep the Public Hearing open for 8 Ferry Street. All in Favor. The motion carried.**

### REGULAR MEETING

**Dara Ellenbogen presented the minutes for the October 9, 2024 meeting. Anne Meiswinkel made the motion to approved the minutes for October 9, 2024, meeting. Bill Barr seconded the motion to approve the minutes for October 9, 2024, meeting. All in Favor. The motion carried.**

**169 Ulster Avenue (SPAF)**

**Site Plan Commercial**

No update

**8 Ferry (Slips)**

**Site Plan Commercial**

We received in NYS DEC paperwork that was reviewed, Waterfront Advisory Board asked questions. still waiting for other agencies.

Bill Barr had concerns about a dock that the neighbors have, would it infringe on that.

### **32 Hill Street Esopus Icehouse –**

### **Subdivision**

Joe Mihm – We met with the Village Zoning Board, October 22, 2024, went through the requested Zoning Variances, the Zoning Board has approved, the Village attorney drafting the Resolution for adoption at the next Zoning Board Meeting. Awaiting to hear from UCPB.

**Mike Karashay made a motion to set the Public Hearing for 32 Hill Street for the next Planning Board Meeting, December 11, 2024. Sean Paige seconded the motion to set the Public Hearing for 32 Hill Street for the next Planning Board Meeting, December 11, 2024. All in favor. The motion carried.**

### **Partition Project Leading Edge**

### **Lot Line Revision**

Mike Moriello discussed that Chris Zell from Brinnier & Larios, P.C. walk through the map, should have been filed a long time ago. The changes in the deed and differences in the surveys were never made, and this will be the final step to correct by map.

Chris from going to Partition Street to leading edge, going from leading edge to Partition Street, take care of the encroachment with the corner of the deck, support column puts that on Partition property. There was a lot of line revision done, but it never got filed. Bill Barr asked who was responsible for filing it originally. Michael and Chris could not get the two parties to resolve internal problems. The two parties are now ready to move forward, as both parties have signed the application.

Ben Neidl discussed having a Public Hearing or not. Area transfer, .069 with 3005 sq ft, the other 2090 sq ft. Still under, no additional lots are being created. The Planning Board agreed this does not require a Public Hearing. SEQR, would still need to be completed, it's unlisted.

**Bill Barr made the motion to accept the advisement from Ben, that this is an unlisted SEQR action and not required a coordinated review. Anne Meiswinkel seconded the motion to accept the advisement from Ben, that this is an unlisted SEQR action and not required a coordinated review. All in Favor. The motion carried unanimously.**

Ben read the 11 questions on the SEQR, see attached.

**Mike Karashay made a motion to approve the 11 no response on the SEQR Form, Sean Paige seconded the motion to approve the 11 no response on the SEQR Form. All in Favor. The motion passed unanimously.**

**Dara Ellenbogen made a motion to approve the application for 25 Partition Street lot line revision as presented to final submission of plat. Sean Paige seconded the motion to approve the application for 25 Partition Street lot line revision as presented to final submission of the plat. All in Favor. The motion passed unanimously.**

**Bill Barr made a motion to adjourn the Planning Board meeting. The motion to adjourn the Planning Board was seconded by Anne Meiswinkel. All in Favor. The motion carried unanimously. The meeting adjourned at 6:55pm.**

The date of the next Planning Board meeting is **Wednesday, December 11, 2024, at 6:30pm**

Submitted by Peggy Melville

November 15, 2024