



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477
PHONE: 845-246-2321 FAX: 845-246-0887

Planning Board Meeting and Public Hearings April 9, 2025 Minutes

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

Others: Eyal Saad, Mike Moriello, Khattar Elmassalemah

Absent: Dara Ellenbogen, Andrew Zink

PUBLIC HEARING

REGULAR MEETING

Mike Karashay presented the minutes for March 12, 2025, for approval, Bill Barr approved with amending with a correction on the word senor to sensor. Sean Paige seconded the motion to approve with amending with a correction on word senor to sensor for March 12, 2025, meeting. All in favor. The motion carried.

61 East Bridge Street (Arm of Sea)

Floating Dock

Nothing new to report

6 – 8 South Partition Street PB 25 001

Lot Line Deletion

Khattar presented the lot line deletion that would be between two parcels. One lot is vacant the other has a building on it and owned by Michael Persico. The deletion would make it total be .2-acre lot. Mike Karashay believes this does not require a Public Hearing. What is the Board feeling about a Public Hearing?

Ben suggested to make a 6 – 8 an unlisted action, but it is with 500 ft of a State Road it will need to be submitted to Ulster Count Planning Board.

Mike Karashay presented a motion to make 6 – 8 South Partition Street an unlisted action. Anne Meiswinkel makes a motion to make 6 – 8 South Partition Street an unlisted action, Lisa Mayone seconds the motion to make 6 – 8 South Partition Street and unlisted action. All in Favor. The motion carried.

SEQR Part 2 – Ben Neidl read the questions to the Planning Board. See attached.

Mike Karashay presented a motion for a negative SEQRA declaration for the unlisted action 6 – 8 South Partition Street. Bill Barr make the motion for a negative SEQRA declaration for the unlisted action 6 -8 South Partition Street, Sean Paige seconded the motion for a negative SEQRA declaration for the unlisted action 6 – 8 South Partition Street. All in Favor. The motion carried.

83 North Street (Canoe Hill Road LLC)

Lot Line Changed

Ben asked Mike Moriello about the two parcels in the Village, one lot change. There is also a lot line change on two parcels in the Town. Ben and Mike purpose of the land swap is for the salt shed.

Ben Neidl suggested a motion to authorize the Clerk to circulate the notice of intent to serve as lead agency. Village Council offered to mail the letters of intent; the Village Clerk will sign the letter of intent.

Environmental impact on changing the lot lines on having the Town and Villag in review of SEQRA.

Resolution 3 defines the application before the Planning Board seeking approval for a lot line change between two lots in the Village Saugerties.

Discussion on the lines on the map, Ben and Mike and Eyal reviewed the physical map. Ben asked for the map to have a better review of the lot line. Mike will get with Larry to make those changes.

Ben suggested to review a subdivision, major or minor, only discussing the lot line.

Mike Karashay presented the motion that the application for 83 North Street lot line change subdivision is a major or minor. Lisa Mayone makes the motion that the application for the 83 North Street lot line change is a minor subdivision. Bill Barr seconds the motion that the application for the 83 North Street lot line change is a minor subdivision. All in Favor. The motion carried.

Mike Karashay presented the motion to have the Village Planning Board Lead Agency for 83 North Street lot line change. Sean Paige made the motion to have the Village Planning Board Lead Agency for 83 North Street lot line change. All in Favor. The motion carried.

Mike Karashay making a motion for approving Resolution # 3 for 83 North Street lot line change, Bill Barr seconded the motion for approving Resolution # 3 for 83 North Street lot. All in Favor. The Motion carried.

Roll Call

Dara Ellenbogen N/A

Bill Barr Y

Mike Kaarshay Y

Lisa Mayone Y

Anne Meiswinkel Y

Sean Paige Y

Anne Meiswinkel 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 7:15pm.

The date of the next Planning Board meeting is **May 14,2025 at 6:30pm**

Submitted by Peggy Melville April 11, 2025

Agency Use Only [If applicable]	
Project:	6-8 Partition Street
Date:	April 9, 2025

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Village of Saugerties Planning Board	10 April 2025
Name of Lead Agency	Date
Michael Karashay	Chair
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<i>Michael J. Karashay</i>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



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Village Planning Board

Resolution # 3 of 2025

WHEREAS, on March 31, 2025, Canoe Hill Road LLC (the “Applicant”) submitted application #PB 25 02 (the “Application”) to the Village of Saugerties Planning Board (“VPB,” or the “Board”), seeking approval for a lot line change between two lots in the Village of Saugerties; and

WHEREAS, the two lots involved in the present application are SBL #18.53-1-2.114, which is owned by the Village of Saugerties (hereinafter, “Parcel A”) and SBL #18.53-2-1.1, which is owned by Canoe Hill, LLC (hereinafter, “Parcel B”); and

WHEREAS, the Application proposes to adjust the lot line between Parcel A and Parcel B, such that Parcel B would annex 1.27 acres from Parcel A; and

WHEREAS, the Application explains that there is a parallel proposal to conduct another lot line adjustment between two different parcels of land in the Town of Saugerties (outside of the Village), which are SBL #18.1-3-51.3 owned by Canoe Hill, LLC (hereinafter, “Parcel C”) and SBL #18.1-3-51.1 owned by the Village of Saugerties (hereinafter, “Parcel D”). In that proposed lot line adjustment, the Village’s Parcel D would annex 1.01 acres from Parcel C. That lot line adjustment would have to be approved by the Town of Saugerties Planning Board (“TPB”); and

WHEREAS, the two proposed lot line adjustments basically contemplate a land exchange, in which Canoe Hill, LLC grants the Village the 1.1 acres from the Parcel C/Parcel D lot line adjustment, in exchange for the Village’s release of 1.7 acres in the Parcel A/Parcel B lot line adjustment to Canoe Hill, LLC; and

WHEREAS, Canoe Hill,’s purpose in acquiring the 1.7 acres would be to use that property as part of a multi-family development that it is considering for the North Street area in the future; and

WHEREAS, the Village’s purpose in acquiring the 1.1 acres—if the Board of Trustees decides to go through with such a transaction—would be to acquire a site for the construction of a Village salt shed, and such other purposes as might be articulated by the Board of Trustees; and

WHEREAS, the proposed adjustment of the lot line between Parcel A and Parcel B is an

“action” within the meaning of the State Environmental Quality Review Act (SEQRA), requiring that the application be reviewed under SEQRA; and

WHEREAS, the Applicant has presented the question to the VPB of whether SEQRA review of the immediately ripe action (the lot line adjustment) may be “lawfully segmented” from SEQRA review of later actions for which the Applicant may file future applications, such as applications for site plan approval of the potential multi-family development; and

Now, therefore, the VPB has considered the Application and hereby RESOLVES as follows:

1. The VPB proposes to act as “lead agency” for the SEQRA review for the present application for a lot line change between Parcel A and Parcel B. The Application includes a proposed notice of intention to serve as lead agency addressed to twenty-five (25) other involved and/or potentially interested agencies. The VPB hereby authorizes the Village Clerk to circulate that notice of intent to serve as lead agency to all addressees specified therein, with a copy of the application *and a copy of this Resolution to each such addressee.*

2. The Applicant proposes to conduct a coordinated SEQRA review of the lot line application as a “Type 1” SEQRA action and, as such, the Application includes a completed Full Environmental Assessment Form (“FEAF”). The VPB hereby accepts the Applicant’s proposal to treat the application as a Type 1 action and will conduct a coordinated review. All addressees of the aforementioned notice of intention to serve as lead agency may, within 30 days after the mailing of said notice, share any objections they may have to the VPB acting as lead agency, and may offer any input on they may have on potential environmental impacts from the application. If any agency reasonably requests additional time to provide input on environmental impacts, the VPB will grant such a reasonable request.

3. With regard to the question of segmented review, the VPB finds as follows:

- a. There should be one, coordinated SEQRA review for the two proposed lot line adjustments that would make up the proposed land exchange between the Village and Canoe Hill, LLC, namely, the lot line changes between Parcel A and Parcel B, and Parcel C and Parcel D. Both of those lot line changes are related, and are detailed in the present application, and illustrated with maps. Those two adjustments are ripe for SEQRA review now. Therefore, the VPB will take all reasonable steps to ensure a coordinated review with the TPB (which is the arbiter of the Parcel C/Parcel D lot line change).
- b. Under the circumstances, it is appropriate to segment the SEQRA review of the two proposed lot line changes described above, from the SEQRA review of future steps the Applicant and its affiliates may undertake in connection with future development of their properties, including the development of the potential multi-family development. The Applicant’s plans for the multi-family development are still being formulated and are not yet ripe for

review. Meanwhile, adjudication of the immediate lot line application would have independent utility to the Village regardless of whether the Applicant ever proceeds with future applications related to a multi-family development. The VPB's determination of whether to conditionally grant¹ or deny the proposed lot line change will be valuable to the Village Board of Trustees because it will inform the Trustees whether the potential land exchange is even possible. If the VPB conditionally grants the lot line change, the Trustees can then consider whether to pursue the land exchange as a solution for the siting of the salt shed. On the other hand, if the VPB denies the lot line change, the Trustees will know that they must consider different solutions for the siting of the salt shed. Either way, there is a present utility to proceeding with SEQRA review of the lot line changes that stands separate and apart from the Applicant's potential future development applications.

- c. If and when the Applicant, its affiliates or its successors make any future applications to the Village in connection with the development of any parts of Parcels A, B, C or D, or other properties, in connection with the potential multi-family development project described in the Application, or any other development, those applications will be subject to a complete SEQRA review, with full consideration of any and all environmental impacts that may be posed by the development proposed in said future applications. The Applicant is on notice that the VPB's discrete SEQRA decision on the immediate application concerning the lot line adjustment and land exchange shall not constitute a SEQRA determination of significance or approval for anything other than the discrete acts of adjusting the lot line between Parcel A and Parcel B (in coordinated review of the discrete act of adjusting the lot line between Parcel C and Parcel D).

4. The VPB stresses that if it conditionally approves the lot line change between Parcel A and Parcel B, the ultimate determination of whether to go forward with that lot line change belongs to the Village Board of Trustees, inasmuch as the Village is the owner of Parcel A, and only the Trustees can authorize the conveyance of Village property. The VPB's determination of the lot line application is confined to the planning criteria provided for in Saugerties Village Code Chapter 168 and the environmental considerations prescribed by SEQRA. If the proposal is environmentally sound and is appropriate under the standards of Chapter 168, the Board of Trustees will have full authority to determine, in its own judgment, whether the proposed land exchange is or is not in the best interests of the Village. Nothing in the VPB's determination of present lot line application will estop or foreclose the Board of Trustees from rendering any decision that it deems appropriate.

5. Finally, although this Resolution refers to the proposed lot line change between

¹ If the VPB grants the lot line application, it will be necessarily be subject to a condition that the approval will only become effective and actionable if and when the Village Board of Trustees determines by vote that it is in the best interests of the Village to cede the 1.27 acres from its Parcel A to Parcel B, in exchange for Canoe Hill's conveyance of 1.01 acres from Parcel C to Parcel D.

Parcel A and Parcel B as a "lot line adjustment" application, the VPB notes that the application does not qualify for the streamlined procedures applicable to "lot line adjustments" under Saugerties Village Code §168-15(A). Those streamlined procedures only apply if the "area of the proposed land exchange or transfer does not exceed the minimum required lot area of the zoning district in which the affected lands are located." *Id.* §168-15(A). Parcel A is in the I-1 zone which has a minimum lot size of 20,000 square feet and Parcel B is in the R-2 zone which has a minimum lot size of 6,000 square feet. The requested lot line adjustment between Parcel A and Parcel B would transfer 55,321.2 square feet, which exceeds these thresholds. Therefore, the application will be subject to the standard review procedures under Chapter 168, unless the VPB determines to waive any of said procedures.

Presented by: Mike Karashay

Seconded by: Bill Barr

Dara Ellenbogen, Chair N/A

Bill Barr Y

Anne Meiswinkel Y

Sean Paige Y

Mike Karashay Y

Lisa Mayone Y

Peggy Melville 4/10/25