



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

Planning Board Meeting and Public Hearings September 8, 2021 Minutes

Present: Planning Board –Michael Karashay, Erik Johnson, Andrew Zink, Douglas Mulqueen, Dara Ellenbogen, Others: Eyal Saad, Ben Neidl, Miriam Adams, Ron Knowles, Barbara Fellows, Michael Haggerty, Al Bruno, Alfredo Bernal, Karl Lezette, Adrian Meraz, Suzanne LeBlanc, John Schoonmaker, Carole Kelder

Michael Karashay opened the **Planning Board Public Hearings** at 6:39pm.

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.

Erik Johnson made a motion to keep the **Public Hearing for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision application open until the October 13th meeting.** **Doug Mulqueen** seconded the motion to keep the **Public Hearing for the Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision application open until the October 13th meeting.** The motion carried unanimously.

RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan

Several residents were present to comment on the RYAN Inc. application and spoke in order according to the attendance sheet. Any additional comments that had been emailed to Planning Board members are included as part of the permanent RYAN House file.

Ron Knowles, Meadow Court, resident with three young children, discussed the change of zoning for R1 and R2. He stated that the fraternity use that the Knights of Columbus had dissolved with the change of ownership. Mr. Knowles is concerned with the effect the change of zoning will have on the safety of the neighborhood. Several buyers tried to buy the property for various uses and were not given correct information.

Attorney Ben Neidl spoke to explain that the applicants were not applying to change the zoning code. The application is a change of use for the property. A change in zone would have to go before the Village Board of Trustees.

Miriam Adams, 27 Barclay Street, is owner of the Renwick Clifton House. Ms. Adams stated that she understands addiction and mental health issues and recognizes that there is a problem in the area. She would like to help to stop the crisis but it needs to be taken into account that there are properties in the neighborhood that range from several thousand to millions of dollars. It is a fact that the property values will decrease significantly, and it will take three years longer to sell a property. This is a valid concern since homeowners need to protect one of their biggest assets. Ms. Adams is not totally opposed to the facility but needs to know the business plan and have a clear, concise understanding of how it will be managed. Safety is also a significant concern.

Barbara Fellows, Burt Street. Ms. Fellows stated that she thinks that everyone in Saugerties should have a vote. She understands addiction since it is also in her family. She has a concern for safety and is afraid since she lives alone.

Michael Haggerty, Simmons Street, stated he had moved out of the area but has moved back because he loves Saugerties. He needs to know what the business plan is and understand how the funding will work. Is it transitional housing, sober house or boarding house? He stated that \$300-\$400,000 is needed in reserve, if they are going to be dependent on donations to operate. He commends the Kelders but stated, it is not in the right neighborhood, it should not be in a densely populated area. Opposed until he sees a business plan.

Albert Bruno, Ulster County Legislator, lives in Barclay Heights. Mr. Bruno understands the valid concerns being raised. The best thing to do to find the answers to your questions is to ask. There is a lot of misinformation being passed around. Very few people have reached out to find out the information. No one is immune to opioid addiction. This is a part of the solution, a transitional housing. The people who will be in this house have already gone through rehab. This is needed to fill in the gaps. Ulster County cannot provide this type of service. The plan will open your eyes.

Karl Lezette, Hilltop Road, Saugerties business owner and resident for 60 years. The Welcome to Friendly Saugerties truly reflects the spirit of the Saugerties community. Human beings are our biggest asset. Mr. Lezette feels shame for part of the community by putting monetary gain and property values ahead of the betterment of our fellow human beings. Characterizations have been made of individuals in recovery and addiction as low lives and not worthy of being part of the Saugerties community. Help your fellow man by being part of the solution. Equity, diversity, and inclusion does not allow for a discriminatory selection process. Is one group more worthy than another? My hope is that those opposing Ryan House reach out to learn more about the Kelder's plans. The family has offered to meet with anyone to discuss plans.

Alfredo Bernal, Barclay Street, owns the property across Burt Street from the proposed RYAN House. Mr. Bernal stated his biggest concern is safety. He doesn't feel it is his responsibility to have to reach out to the Kelders to get information. It should be promoted through community outreach and sharing a business plan and not forced on the neighbors. The information and business plans were asked for at the last meeting but not received. No misinformation was spread with the petition and all signatures are real.

Adrian Muraz, Barclay Street, read the letter he had brought to the Village office. The letter refers to zoning and states that the RYAN House is a fraternal organization on the application. There is no indication of the number of rooms being built. The plan for AA meetings to be held at the location will cause an increase in the traffic and parking in the neighborhood. There are quality-of-life issues that need to be addressed.

There are concerns regarding who will be running RYAN House day to day. And that they did not reach out to the community. This is not an ordinary Special Use application.

Why was a building permit given prior to accessing the application? Please consider the precedent you set by allowing a boarding house in an R2 designation. I strongly object to the use set forth in the application and feel they are trying to slide through the process by aligning with the use of the former building owner as a fraternal organization.

Suzanne LeBlanc, Hill Street, introduced herself as a former Village of Saugerties Board member and former liaison to the Planning Board. She stated that she believes the RYAN House is a noble cause but does not belong

there. There are many streets in the neighborhood that have done their share. There is a huge alcohol rehab, a proposed mental health facility and a social services motel a few blocks away. Will this be off the tax rolls? Will we bear the burden of the taxes? There must be a better location somewhere else. Please don't put another on our shoulders. Ms. LeBlanc suggested converting several homes together in either Malden, West Saugerties or Blue Mountain.

John Schoonmaker, Partition Street, Town Board Councilman. Mr. Schoonmaker stated he wanted to clarify some misinformation regarding the sale of the building to the Kelder. The Village government or the Planning Board was not involved with the sale of the building. The scope of the Planning Board is not to look at their business plan or their tax status. The Planning Boards job is to review the application to be sure that it fits in the zoning and the special use for they are asking for. If the application fits in all the zoning and special use criteria then by law there is no reason not to approve.

I grew up near the Overbaugh Street alcohol rehabilitation house and had no safety concerns. The location provides access to public transportation, jobs, and services in the Village. He has heard not in my neighborhood, not my back yard and everyone stating stereo types of people in recovery. Mr. Schoonmaker is surprised and ashamed that these stereo types still exist. This will be their last bit of their recovery and they need a place to become part of the community again. The rhetoric has no relevance to the application.

Carol Kelder, RYAN Inc. founder and mother of Ryan, stated she appreciates the sentiments in the room. Ms. Kelder feels that people like the project and it is all well and good, but not in my backyard. The last time we spoke to a few people that were opposing the project and offered to have a meeting to see the business plan. All procedures are in place. We are happy to have a meeting to share the plans. We already have a resolution in place that states the building will be sold if something happens to us, it will not be turned over to the NYS.

I Invite anyone to meet with us. This is not a treatment center, a half-way house, or a rehab center, it is an opportunity to recover. The goal is to restore the house to its original beauty to give the residents a beautiful place to live. By stating that you don't want it in your neighborhood or back yard you are sending a message to residents that they are not worth it.

Please come to us and see what we have done we are happy to share - our doors are open.

There were no additional speakers for the Ryan House project.

Erik Johnson made a motion to keep the Public Hearing for the RYAN, Inc. Site Plan and Special Use permit application open for the October 13th meeting. Doug Mulqueen seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan application open for the October 13th meeting. The motion carried 3 votes yes, 1 vote no.

Chairman Karashay thanked everyone for their comments.

Chairman Michael Karashay opened the **Planning Board meeting** at 6:53pm.

Chairman Karashay presented the minutes from the August 11, 2021, Planning Board Meeting.

Dara Ellenbogen made a motion to approve the minutes from August 11, 2021, Planning Board meeting as presented. Andrew Zink seconded the motion to approve the minutes from August 11, 2021, Planning Board meeting as presented. The motion carried unanimously.

RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan

Carol Kelder requested to table the application until next month.

Andrew Zink made a motion to accept the request to table the discussion on the RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan until the October 13th meeting. Erik Johnson seconded the motion to accept the request to table the discussion on the RYAN Inc. 19 Barclay Street Special Use Permit and Site Plan until the October 13th meeting. The motion carried unanimously.

The Public Hearing for the RYAN House project remains open.

Resolution #7 - Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application

Resolution #7 memorializing the approval of Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application was presented.

Michael Karashay made a motion to accept Resolution #7 approval of the Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application. Dara Ellenbogen seconded the motion to accept Resolution #7 approval of the Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application. The motion carried unanimously.

The SEQR Part 2 form for this project was signed by Chairman Karashay.

Resolution #8 -Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use Permit

Resolution #8 memorializing the approval of Sawyer Brothers 190 Ulster Avenue Commercial Site Plan Application and Special Use permit was presented.

Michael Karashay made a motion to accept Resolution #8 approval of the Sawyer Bros. 190 Ulster Avenue Commercial Site Plan and Special Use Permit application. Andrew Zink seconded the motion to accept Resolution #8 approval of the Sawyer Bros. 190 Ulster Avenue Commercial Site Plan and Special Use Permit application. The motion carried unanimously.

The SEQR Part 2 form for this project was signed by Chairman Karashay.

Esopus Icehouse LLC 30 & 32 Hill Street Commercial Site Plan and Lot Line Revision

There was no one present to discuss the Esopus Icehouse project.

The Public Hearing for the Esopus Icehouse project remains open.

Storage 28, North Street, Commercial Site Plan

Khattar Elmassalemah, Praetorius & Conrad, is representing the property owner for the Storage 28 project.

The project proposes the construction of two rows of single- story storage units,18,400 square feet, on undeveloped vacant land on North Street. The property is 2.64 acres in the industrial zone. There are wetlands on a portion of the property. The drainage will be in a retention pond and will not contribute any addition flow to the attached wetlands. The volume will remain the same.

Attorney Ben Neidl stated that this is a permitted use in the industrial zone. The wetland mitigation would be less than ½ an acre. The Army Corps of Engineer should be included as an interested party for SEQR along with Ulster County Planning Board, Town Planning Board and Village Water, Wastewater and Fire Departments.

Erik Johnson made a motion for the Village of Saugerties Planning Board be the lead agency in SEQR for the Storage 28, North Street, Commercial Site Plan project. The motion for the Village of Saugerties Planning Board be the lead agency in SEQR for the Storage 28, North Street, Commercial Site Plan project was seconded Douglas Mulqueen. The motion carried unanimously.

Andrew Zink made a motion to set a Public Hearing for the Storage 28, North Street, Commercial Site Plan for October 13, 2021 at 6:30pm. The motion to set a Public Hearing for the Storage 28, North Street, Commercial Site Plan for October 13, 2021 at 6:30pm was seconded Douglas Mulqueen. The motion carried unanimously.

Andrew Zink made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded Douglas Mulqueen. The motion carried unanimously. The meeting adjourned at 7:55 pm.

The date of the next Public Hearings and Planning Board meeting is Wednesday October 13, 2021 at 6:30pm.

Submitted by Lisa Mayone
September 16, 2021