



VILLAGE OF SAUGERTIES
43 PARTITION STREET
SAUGERTIES, N.Y. 12477

**Village Board Meeting
Minutes
August 7, 2023**

Present: Mayor Murphy, Trustees: Terry Parisian, Vince Buono, Brian Martin, Don Hackett, Andrew Zink, Deputy Mayor Mayer
Others: Bill Kemble, Dave Gordon, Dennis Doyle, Kai Lord Farmer

Mayor Murphy opened the Village Board meeting at 5:30pm.

Trustee Hackett led the Pledge of Allegiance to the Flag.

Privilege Of The Floor

Mayor Murphy addressed the residents in attendance to the Village Board Meeting that if they were here to ask questions about the Ulster County Housing Smart Communities Initiative if they could wait until Dennis Doyle and Kai Lord Farmer completed their presentation.

Regular Session

Mayor Murphy presented the Village Board Meeting Minutes from July 17, 2023. Trustee Parisian made a motion to approve the Village Board Meeting Minutes from July 17, 2023. Trustee Hackett seconded the motion to approve the minute from July 17, 2023. All in favor, the motion carried unanimously.

Trustee Buono presented the Abstracts for August 7, 2023.

• General	\$ 119,396.11
• Water	\$ 7,761.90
• Wastewater	\$ 6,777.42

Trustee Martin made a motion to approve the Abstracts for August 7, 2023. Deputy Mayor Mayer seconded the motion to approve the Abstracts for August 7, 2023. All in favor, the motion carried unanimously.

Ulster County Housing Smart Communities Initiative – Dennis Doyle; Planning Director for Ulster County. Kai Lord Farmer; Senior Planning.

Dennis and Kai presented the history of the Ulster County Housing Smart Communities Initiative, Ulster County felt there is need that started back in 2020 a response to the housing crisis. Ulster County came up with the Housing Action Plan. The result of the Housing Action Plan revealed the cost of housing both for rental and ownership and relative to income. Also looked at things like the missing middle, the housing was either for high end or low income. These factors led Ulster County to create a public policy for local communities, Ulster County Smart Communities Initiative was the result. The presentation explained where the demand for housing increased over the past 20 years. The fact that there is limited housing supply, limited development of new affordable workforce, and middle-income housing. The fact that construction costs have increased with the pandemic, labor shortages. Short term rentals and vacation homes reducing housing supply.

The following topics were discussed pertaining to the Ulster County Housing Smart Communities Initiative, the presentation the Program Process and Benefits is also attached for review.

Housing Smart Action – Community Planning, Leverage Existing Housing Stock, Land Use Changes, Development and Approval Process, Clean Energy and Energy Costs, Innovative Solutions, Create a Housing Action Plan, Adopt Short-Term Rental Regulations, Support Development of Accessory Dwelling Units, Adopt Existing Real Property Tax Laws, Establish

Rent Stabilization Regulations, Upzoning and Mandatory Affordable Housing, Adopt an Affordable Housing Overlay District, Streamline Development Approval Process, Housing Sites Inventory and Request for Concepts, Adopt a Building Energy Code, Establish or Join a Housing Rehabilitation Program, Create Innovative Housing Solutions.

Mayor Murphy wanted to make a comment and ask a couple of questions and then will open it up for questions. The Village of Saugerties Comprehensive Plan is a joint with the Town, which makes sense to me to do this plan with the Town as well. Landowners adding a second dwelling on their property average lot size in the Village is a ¼ of an acre, there isn't the space for most Village residents to add a second dwelling on their property. Big development, currently there is one large piece of property on North Street, there is something in the works for that property. We are in different landscape than the town. The program that caught my eye was the Leverage Existing Housing Stock, establishing or joining a housing rehabilitation program. If we joined the program and is there funding for an owner who wants to rehab a house, is there possible funding through that program? **Dennis Doyle** stated that the funding would come to Village, subrecipient for the grant we use RUPCO, low- or moderate-income funding. We have not applied for landlord work in the past, affordable rental upgrade program. Ulster County is looking at funding relative to affordable housing come out with NOF, if the action fund gets passed. There may be opportunity within that funding source. **Dennis Doyle** stated that there are available programs for rehab from both the County and State – Office of Community Renewal has Scattered Sight Rehab.

Deputy Mayor Mayer asked about GAP Financing, **Dennis Doyle** advised RUPCO would be the administrator, Village would be eligible, \$25K - \$50K.

Suzane LeBlanc – Asked what would be the benefit of signing up for this program?

Dennis Doyle responded by stating the first goal of a diverse community, meeting the all the housing needs for all the community. Homelessness costs money and people are homeless, they need to be housed. **Kai** stated earlier, businesses can't find labor to hire. Businesses looking to locate here will also be interested in housing for their employees.

Suzane LeBlanc - The Village of Saugerties about 5,000 people on a 2 ½ square mile. We are 70% rental, why would we bother to join, how much does the County set aside in there budget. **Dennis Doyle**: The Planning department has money in their budget, the County has set aside substantial to put Kai on the payroll to offer technical assistance. The County also has 1.5 million in there housing fund to do a rental update program, the County is discussing a Housing Action Fund with the legislature right now. **Suzanne LeBlanc** we are paying, paying taxes and how does the property owner get anything back? Village owners don't have extra space, or would they give up their garage. This program is designed to help a few low-income homeowners to fix up a few homes. I wouldn't be eligible for this program. What is the benefit? **Dennis Doyle**, I think I gave you the answer in terms of the benefit to the community, but I don't think I can give you answer for the benefit to you. **Kai** stated that they had spoken to a coach of Little League that lives in the Village of Saugerties and the number of kids joining has decreased because people have told him they can't afford to live in the Village of Saugerties. **Trustee Parisian** – my perspective the average median income was \$112K, where are they commuting to and where are they working, they are not living in Ulster County. **Trustee Zink** stated some are. **Trustee Parisian** the Ulster County tax base is probably 80% revenue source is hospitality, looking at the wages of hospitality compared to a manufacturing wage. You can't put the burden on the taxpayers. Business owners should be stepping up to the plate Ulster County should be driving to get economic development brought in other than hospitality. In the presentation there isn't a quantifiable dollar amount issued for signing up if you do this or if you don't do that, you could get into the County has invested a lot of time an into this program for no real cost of benefit.

Alex Wade – I have been involved in the building department for 32 years. The Village has gone from unoccupied derelict buildings all over to a comprehensive well-formed housing stock. Unfortunately, we are built up. We got a project, they got the building permit this morning on North Street, with my knowledge no help from the County. There is a rock cliff and a section inadequate street access, we do not have any property to put multiple developments. People since COVID, upscaled people have bought lots of properties. When I took over the Building Dept, I had 65 properties that needed to be demolished or serious amount of work. Most of these items do not apply to the Village of Saugerties, we agreed to work with the Town. Now we asked to join a very large comprehensive program.

Mayor Murphy asked if there is a way to have a Village appointee join the Town and have the information brought back to the Board. If the Town is already established, we would have a seat at the table we don't need to join. I invited Kai and Dennis to bring the presentation, to answer questions and understand. I do see benefits to the program, I am only one vote, it's my opinion. The last 30 years the Village has been rehabbed. **Trustee Hackett** - Remember the biggest issue we have is parking, having added people in, the

more housing we must look at water, sewer, parking. Not an issue in the next year or two, but down the road it will be a big issue for the Village. Taxpayers will be paying for the secondary sources or upgrades.

Dennis Doyle – A couple of things, thank you for the feedback, one of the difficulties is having the Town and not the Village, the Village has its own Zoning code, that is one reason why the Village should sign up. The expense you are experiencing, ability to afford what to do about those expenses requires growth, if you continue there is no room for growth. How should we grow and how to make it fair to anyone who wants to live in the Village. **Trustee Parisian** – the taxpayer is 100% on the homeowner right now there is no development here right now. I have worked on the Development plan with the County, they come up with grandiose ideas and nothing delivered. **Dennis Doyle** – I don't think a program that is voluntary is grandiose ideas, things have changed. The trend will continue to have remote workers; people relocating here and will continue to drive these issues. Ulster County is trying to give you an opportunity to look at if there are options here for you, anything here that makes sense. Public outreach, for people in your community to understand the problem. Inclusionary Zoning, if you are building inclusionary zoning, you must require a percentage of affordable housing. I appreciate the opportunity; I appreciate the feedback. **Trustee Parisian** – what is the cost of charging rent, town tax, county tax, school tax, insurance costs, how can you tell a landlord how much they can charge? **Dennis Doyle** – all these things go into cost, developers deal with those costs, what we need to be saying if you want to maintain to stay diverse, not only people in hospitality, but there people also working for the fire department, what does that public policy look like, I do not mean pushing back hard as hard as I sound, what we should be doing versus what we can do. **Trustee Parisian** what we shouldn't be doing is rent regulations or rent control. **Trustee Zink** – nobody is talking about that, they said during presentation that rent stabilization is have been established for the city of New Paltz and City of Kingston, not us that has been established. **Trustee Parisian** then why do we have to do it, **Mayor Murphy** we don't have to do it.

Mayor Murphy Dennis, Kai thank you. We need to look at the benefits, what are the drawbacks to joining. The people that the work in my office most of them live in the Town. **Trustee Zink** – I agree that there's not space for huge townhouse complexes. However, I know people that would build an ADU that are low to moderate income people and if they could build an ADU they would, but the funding isn't available to them. The designated funds that the County Legislature is considering granting, if the Village of Saugerties didn't join this program, asking as a clarification question, those applications for this fund would not be granted, yes, or no? **Dennis Doyle** this isn't a disincentive or an incentive program that the County said you must do something. **Judith Spektor** Housing Smart Housing – we really want to create affordable housing in both the Village and Town. You should be thinking of your family members. **Suzanne LeBlanc** stated that there we have The Mill, they have 89 apartments. Main / Washington Ave we have senior housing. There are three dozen people on the waiting list. **Mayor Murphy** ended the discussion by having the discussion continue between Judith and Suzanne outside. ADU handouts for the next meeting and Kai would be in attendance 8/17/2023 at 7PM to educate yourselves.

Friendly Saugerties works together. I am appalled by what I read in the papers; I was told not to believe them. To help my neighbor in Malden so her children don't have to commute from Greene County, the people that work at Ivy Lodging having to drive from Kingston because that where affordable housing. Don't you ever, ever belittle people in this community. I am left here feeling that we are not communicating. **Mayor Murphy** asked who was belittled, it was an article in the paper. I keep my meetings open; I listen to people; we don't intimidate people. That is why you can attend these meetings and feel free to make comments. **Trustee Zink** asked that the Village have a code of conduct and have it put on for discussion for the next meeting, **Trustee Buono** stated that the Village has a code of conduct.

Trustee Reports

Trustee Parisian – Nothing new to Report – pushing the meeting with the agreement for Town water / sewer, to sign.

Trustee Zink – Nothing to report

Deputy Mayor Mayer – 1 of the horses was removed and slightly damaged and fixed and put back on the stand. On the 19th Feed and Farm on Churchland Lane ribbon cutting, 30th Sawyer Ice Cream ribbon cutting. Preparation going for Mum Festival, Artist Tour this weekend 10-6PM.

The applicant for revolving loan, still interested it's not dead.

Trustee Hackett – Ulster County Community Action – Food Distribution 260 families served; Michele Hinchey was there. Aaron Levine. Michelle Hinchey and Anna and Aaron Levine worked very hard in assisting. The 25th and the 22nd will be the next.

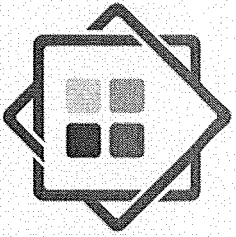
Trustee Martin – Nothing to report

Trustee Buono – Spoke to Mike Hopf and Joe to see what was done on the weekend with the sewer smell, the smell has been much better.

Trustee Zink made a motion to Adjourn the Village Board Meeting. Trustee Hackett seconded the motion to Adjourn the Village Board Meeting. All in favor, the motion carried unanimously. Meeting adjourned at 7:15PM.

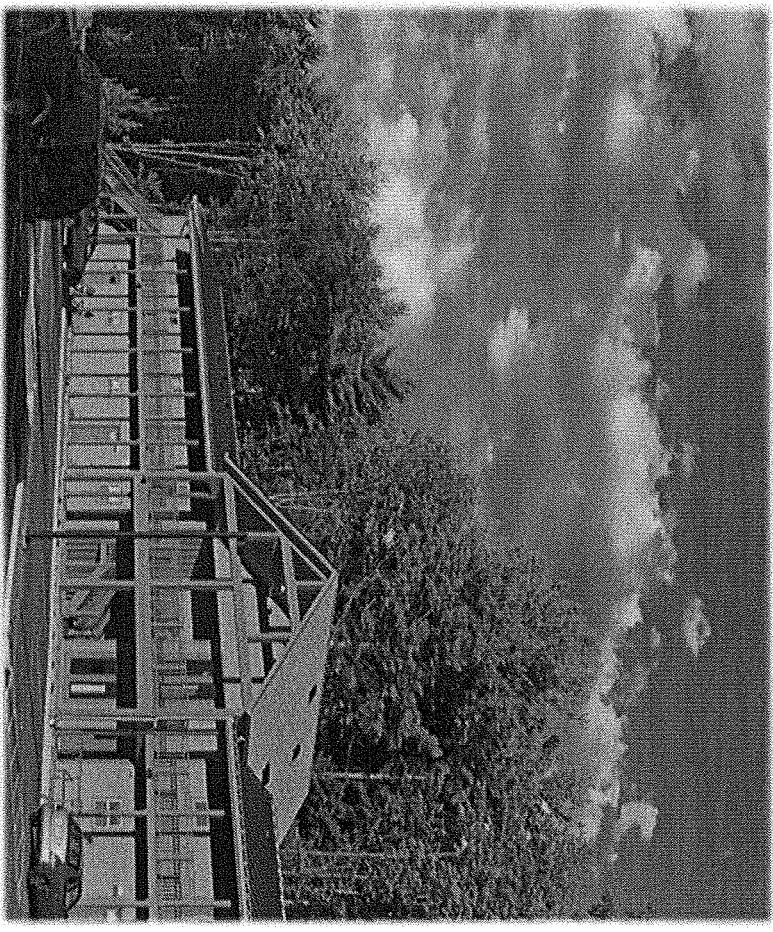
The next **Village Board meeting is Monday, August 21, 2023, at 5:30pm.**

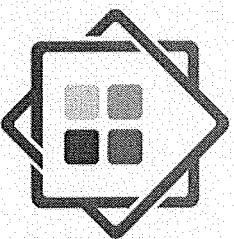
Peggy Melville Village Clerk August 14, 2023



Ulster County
Housing Smart
Communities Initiative

Village of Saugerties
August 7, 2023





Ulster County
Housing Smart
Communities Initiative

What is the Housing Smart Communities Initiative?

A certification and capacity-building

program that provides guidance, technical

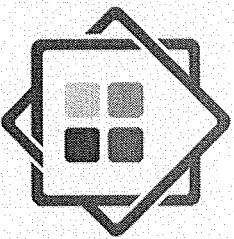
support, and incentives for Ulster County

communities working to help solve the

housing crisis.

How does it work?

- Municipalities receive **Housing Smart Community Certification** after completion of a certain number of weighted policy **Housing Smart Actions**
- In return, communities receive **technical support, consultant services, and access to funding**
- **Program website** used as central hub for the program

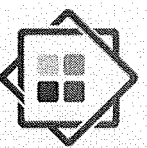
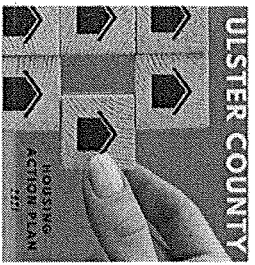


**Ulster County
Housing Smart
Communities Initiative**

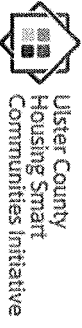
**Ulster County
Housing Action Plan
2021**

**Housing Smart
Communities Initiative
2022**

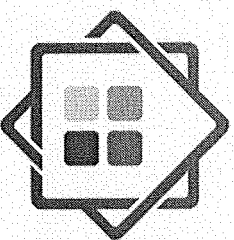
**County Housing
Advisory Committee
Ongoing**



**Ulster County
Housing Smart
Communities Initiative**



**Ulster County
Housing Smart
Communities Initiative**



**Ulster County
Housing Smart
Communities Initiative**

Housing Advisory Committee Members

- **Kathy Germain**, Vice President of Housing Services, RUPCO
- **Rick Alfandre**, CEO, Alfandre Architecture
- **Hayes Clement**, Real Estate Broker, Berkshire Hathaway
- **Tom Smiley**, CEO, Mohonk Mountain House
- **Richard Parete**, Supervisor, Town of Marbletown
- **Laura Petit**, Ulster County Legislator
- **Deb DeWan**, Woodstock Housing Committee
- **Erica Brown**, Community Outreach Coordinator, Radio Kingston
- **Debbie Briggs**, VP, Human Resources and Community Relations, Ellenville Regional Hospital
- **Susan Denton**, Director of Transitional Housing, Grace Smith House

How did we get here?

.01

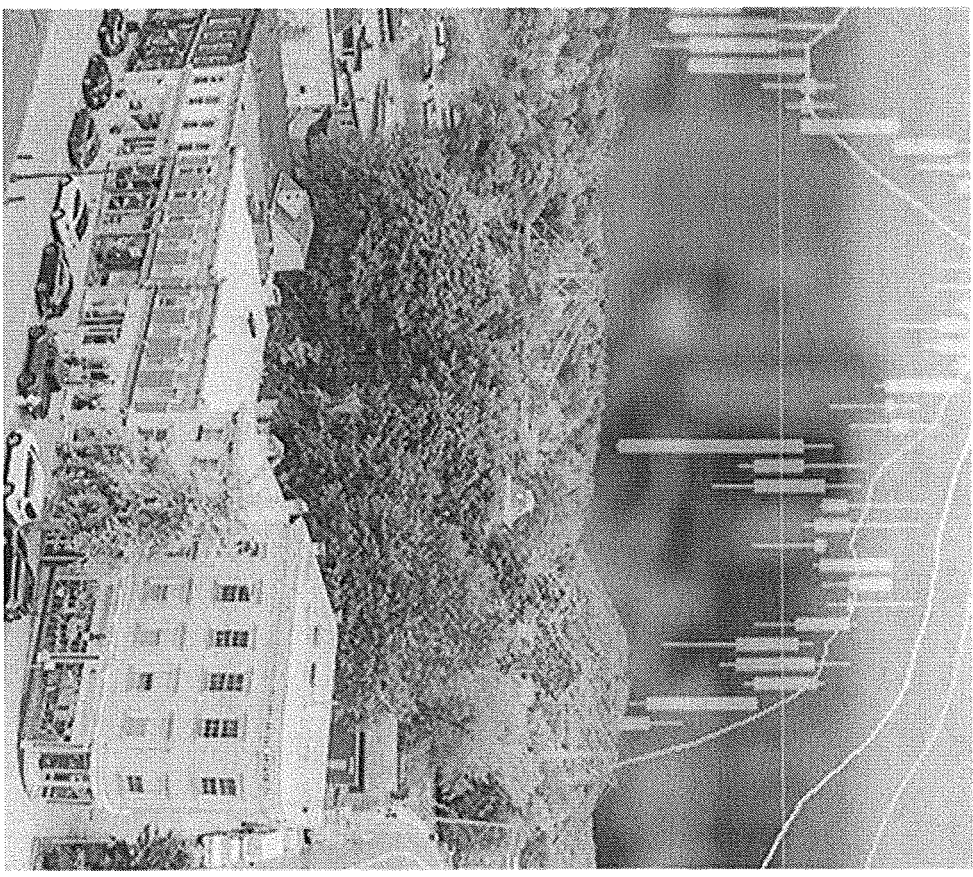
Increasing demand for housing

20-year trend of demand for homes and second homes

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Limited New Housing Supply

Limited development of new affordable, workforce, and middle-income housing



How did we get

here?

.03

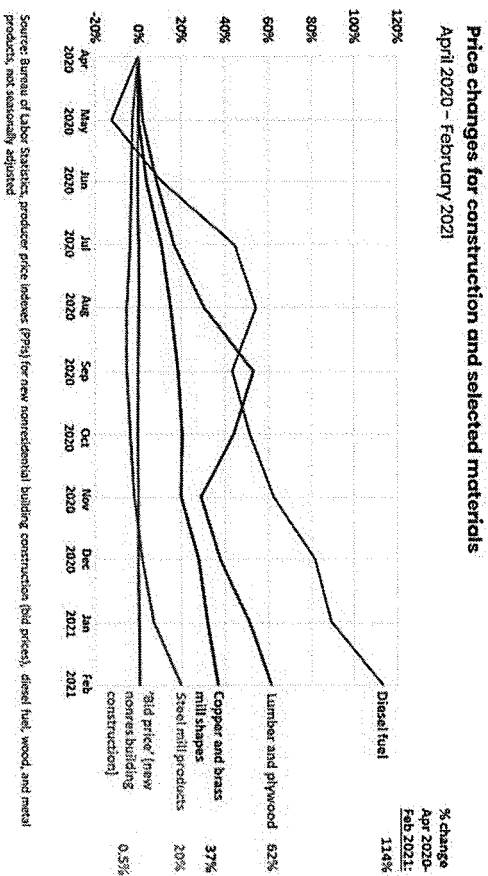
Construction Costs

Construction demand,
inflation, pandemic-
related restrictions,
supply chain
disruptions, labor
shortages

.04

Short-Term Rentals + Vacation Homes

Reducing already limited
supply of permanent
housing for rent or sale



How did we get

here?

.05

Limited Community

Support for New

Housing

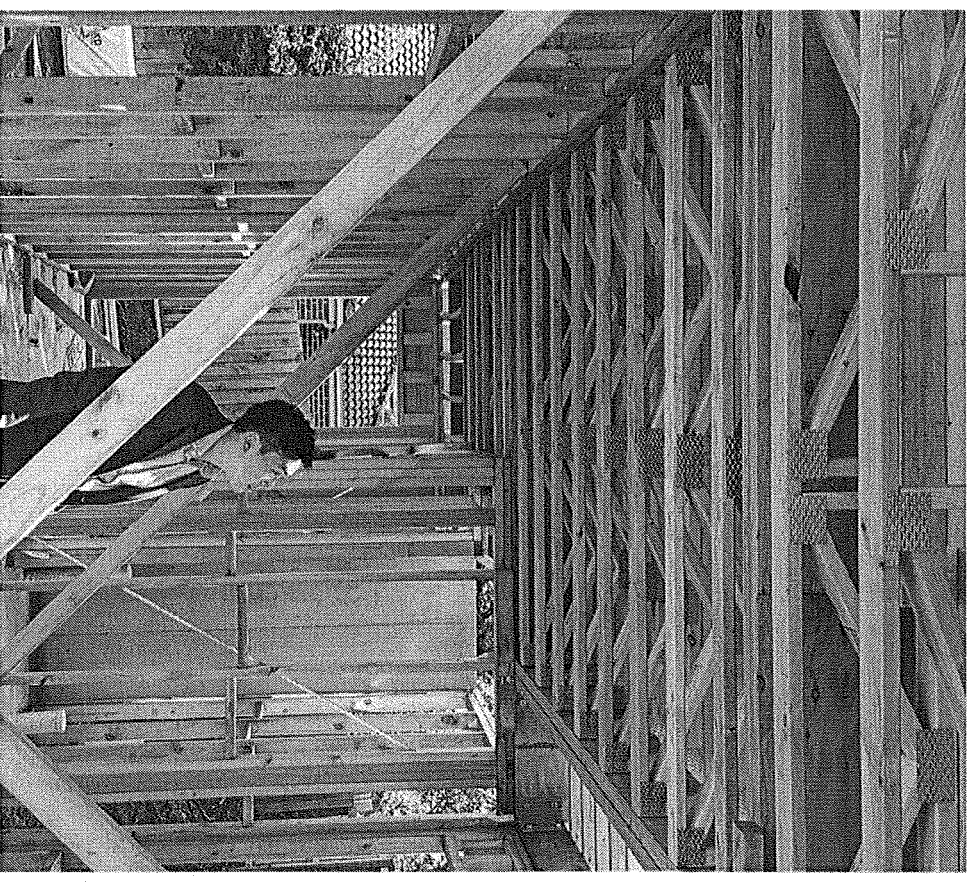
Lack of community
support blocking new
housing, when proposed

.06

Development

Uncertainty

Confusing and delayed
local development
reviews and approvals
adds to the cost of
building housing



Why Housing Matters?

Sustainable Economy

Housing costs and availability in line with income allows business to attract and retain workers

Housing Stability

Housing stability for families of low and moderate-income creates better social and educational outcomes for children

Community Costs and Support

Supportive housing saves money in mental health costs and the other costs to a community associated with homelessness

Community Diversity

Community diversity is built on a foundation of housing equity and diversity of class, race, gender, and ability drives creativity and innovation



Village of Saugerties Housing Snapshot

Rental Costs

Average rents increased by approximately 40% over the past 10 years while wages have remained stagnant

More Income Going to Housing Costs

Approximately 10% of owners and 27% of renters in Saugerties spend more than half of their monthly income on housing costs

Increasing Home Prices

Saugerties home sale prices have increased 43% over the past 9 years

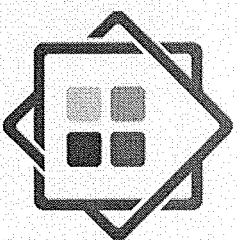
Wrong Type of Housing

There is a mismatch between the housing needed and the housing being built.

Median Home Sale Price

2013: \$252,500
2022: \$360,500

From 2015 to 2020, the average new home size was 2,245 square feet with a median sales price of \$425,000.



Ulster County
Housing Smart
Communities Initiative

Program Process and Benefits



Joining the Program + Certification

Step 1: Pass a Resolution

Make a formal commitment to the process via municipal resolution.

Step 2: Designate a Housing

Smart Community Coordinator

Serves as liaison between the municipality and Ulster County and manage the certification process

Step 3: Form or Assign a Housing

Task Force

Task Force will help prioritize and

implement Housing Smart Actions and

build community support for the

actions

Step 4: Register your Community

Use the “Community Submission”

portal on the program website to

register and submit your request for

Certification

Benefits of Certification

Technical Planning Support

Technical planning support from the

Ulster County Planning Department for participating communities

Templates and Planning

Resources

Model regulations, housing policies, and planning tools provided for participating communities

Training and Education

Training and educational events on how to implement smart housing policies and key housing issues

Consultant Support

Consultant support for developing and implementing housing policies, regulations, and local Housing Action Plans

More incentives will be available soon based on community feedback and needs...



Ulster County
Housing Smart
Communities Initiative

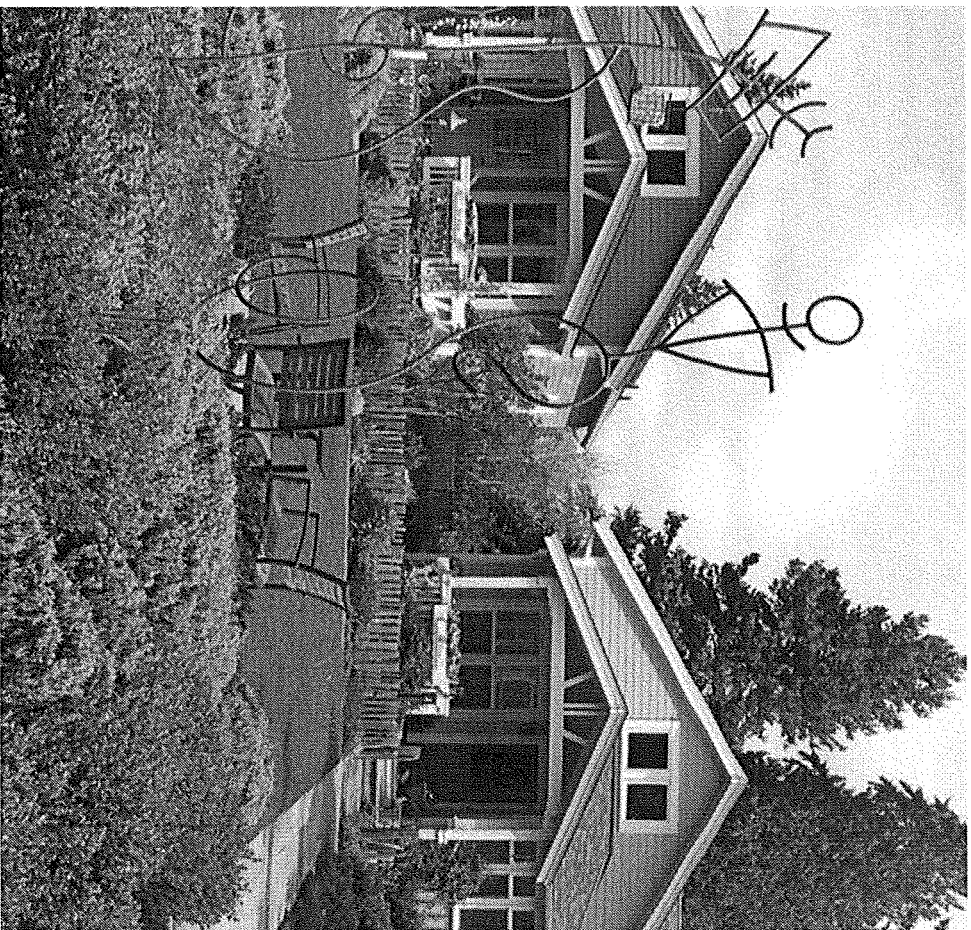
Housing Smart Community
Initiatives

Housing Smart Actions

12 Housing Smart Actions

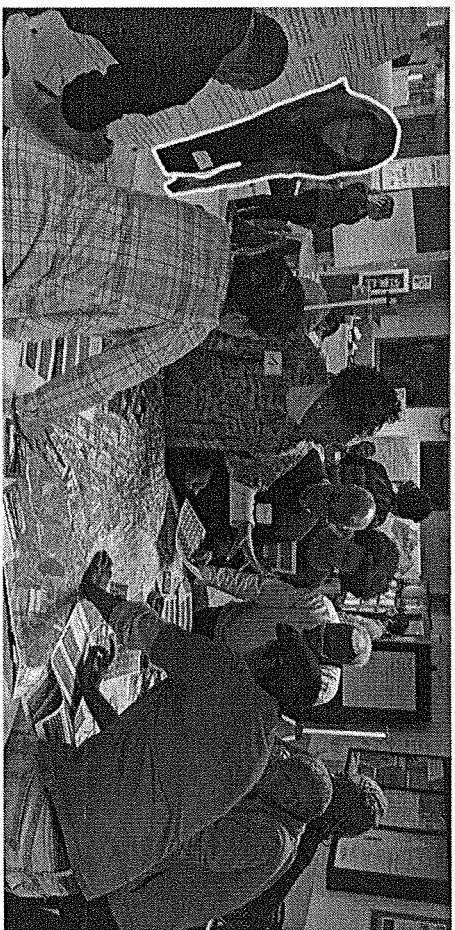
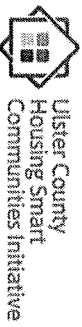
Action Categories

1. Community Planning
2. Leverage Existing Housing Stock
3. Land Use Changes
4. Development and Approval Process
5. Clean Energy and Energy Costs
6. Innovative Solutions



Community Planning
**Housing-Focused
Community Outreach
and Education Campaign
(Required)**

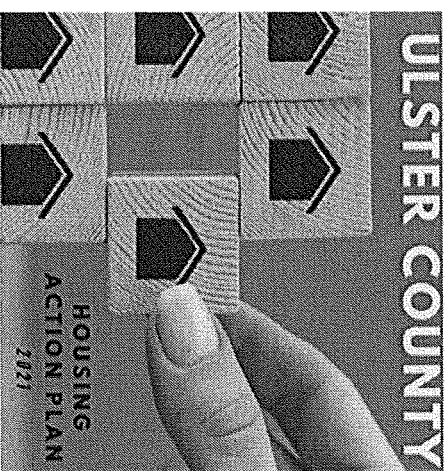
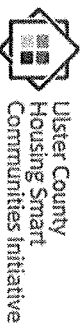
A community outreach campaign that ensures key stakeholders and the general public help inform housing policy and are educated on the importance preserving and developing affordable housing options.



Community Planning

Create a Housing Action Plan (10 Points)

A municipal housing action plan is a strategic planning and assessment document that creates the foundation for implementing housing-related policies and actions.



HOUSING ACTION PLAN
Housing in University Place

Want to have a voice in future housing choices in U.P.?

Over 100 Single-Family Homes

MISSING MIDDLE HOUSING
Duplex • Triplex • Fourplex • Townhouse

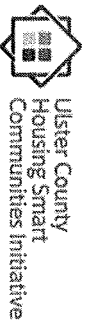
100+ Units

The graphic features three distinct housing types: single-family homes, missing middle housing (duplex, triplex, fourplex, townhouse), and multi-unit buildings (100+ units). It includes icons of houses and a hand holding a puzzle piece, symbolizing the integration of different housing types into the community.

Leverage Existing
Housing Stock

Adopt Short-Term Rental Regulations (3 Points)

Adopting regulations that effectively
limit the number of short-term
rentals (STRs) and preserve stock of
the long-term rentals in the
community.



SHORT TERM RENTAL PERMIT

Issue Date: April 7, 2015

NOTICE

Parcel: 08310006200
Permit Tracking #: 20347

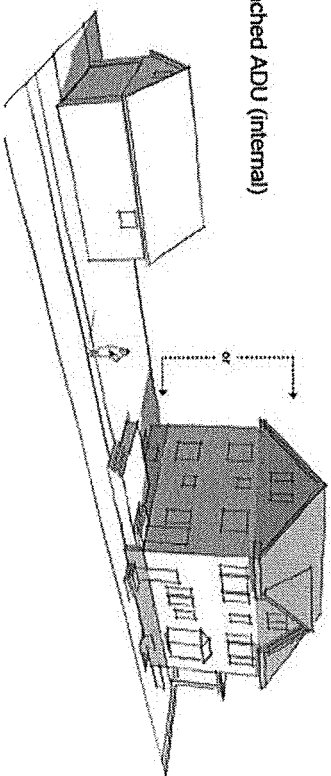


Leverage Existing
Housing Stock

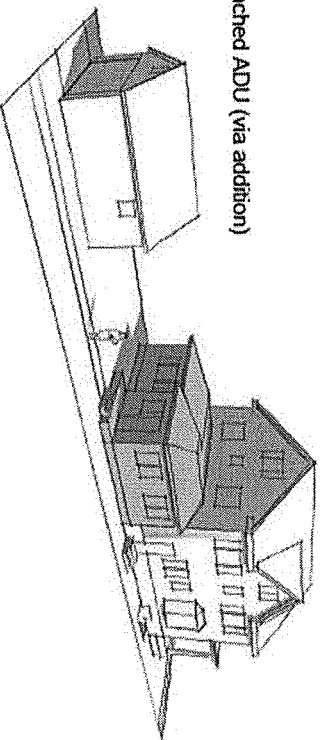
Support Development of Accessory Dwelling Units (3 Points)

Updating the municipalities land use
and/or zoning code to reduce
restrictions on the rehabilitation or
development of new Accessory
Dwelling Units (ADUs).

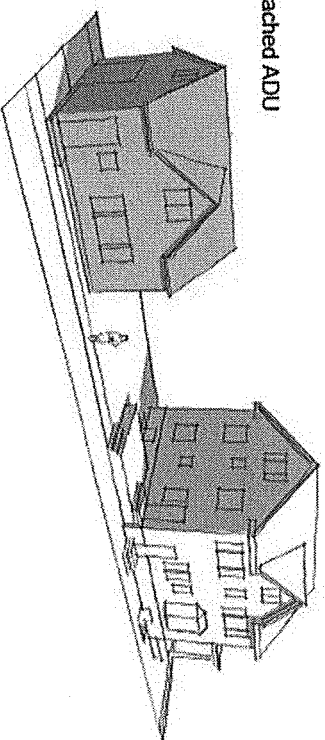
Attached ADU (internal)



Attached ADU (via addition)



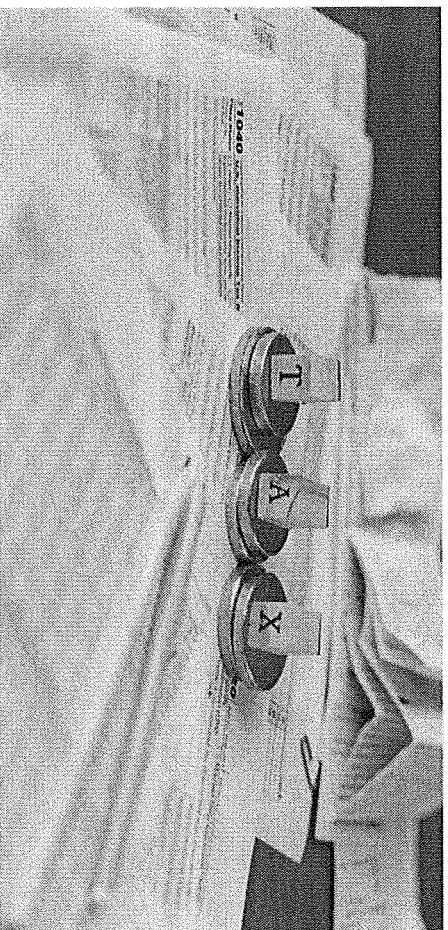
Detached ADU



Leverage Existing
Housing Stock

Adopt Existing Real Property Tax Laws (2 Points)

Passing laws at the municipal level to allow local property tax exemptions that provide housing-related benefits to specific types of properties and demographic groups.



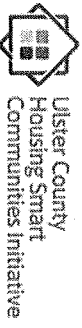
- Residential-Commercial Urban Exemption Program- Conversion of a Non-Residential Property into a Mix of Residential and Commercial Uses
- First-Time Homebuyers of Newly Constructed Homes
- Alternative Veterans' Exemption
- Capital Improvements to a One-or Two-Family Residential Property

Leverage Existing Housing Stock

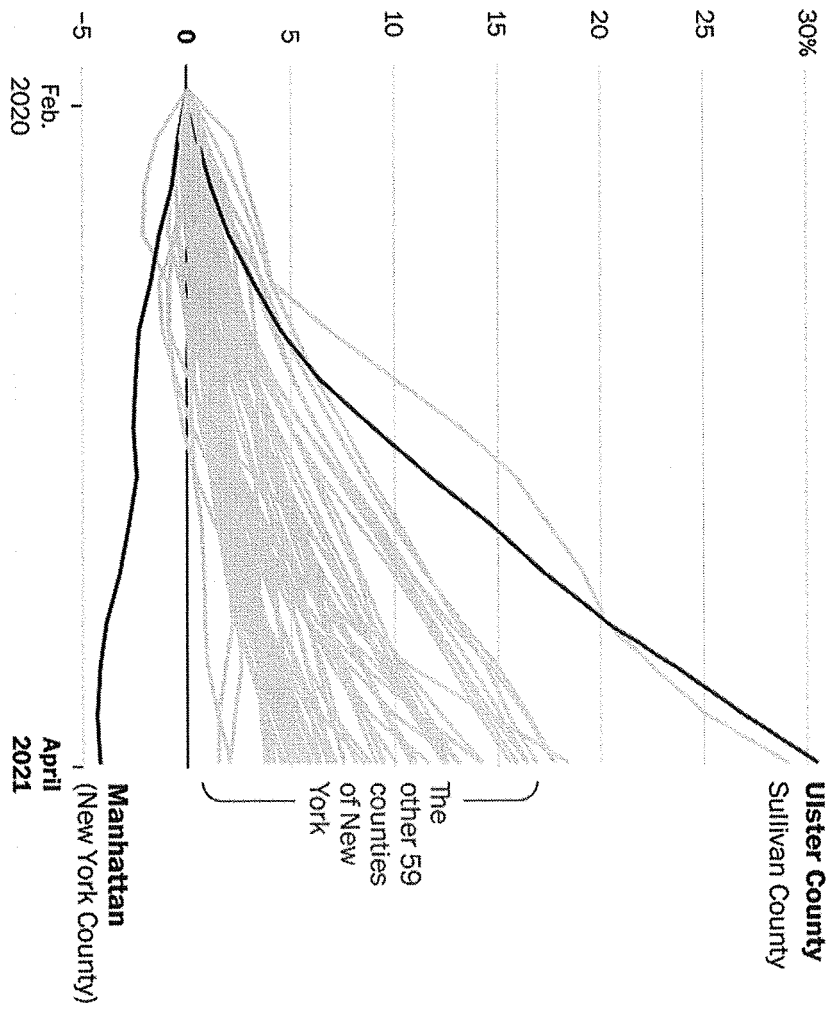
Establish Rent

Stabilization Regulations (3 Points)

Determining whether the municipality is eligible for establishing rent stabilization regulations and, if so, passing regulations to stabilize rents for qualifying housing units.



Pandemic-era price growth in New York counties



Source: Zillow

THE WASHINGTON POST

Land Use Changes

Upzoning and Mandatory Affordable Housing (4 Points)

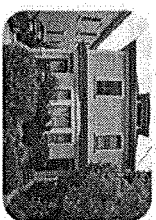
Updating the municipalities land use and/or zoning code to increase the number of units that can be built in residential zones while ensuring bigger projects include affordable housing minimums.

Examples of Low-scale Residential Housing Types

House & ADU



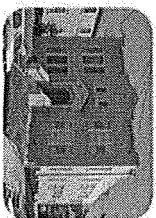
Duplex, triplex



Cottage housing



Fourplex



Small lot house



Tiny/mobile house



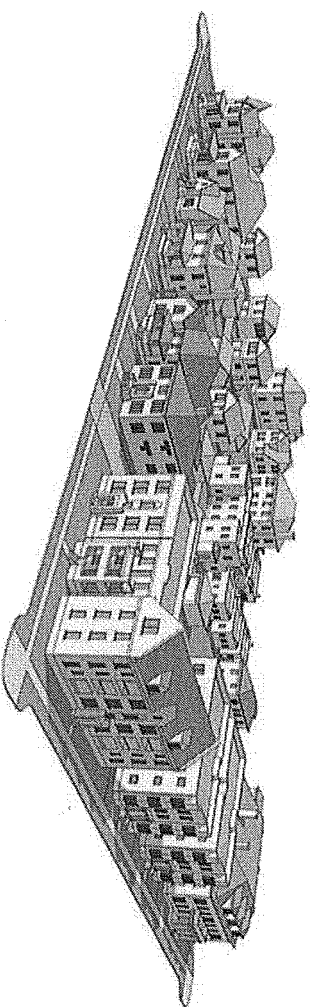
Townhouses



Small multifamily



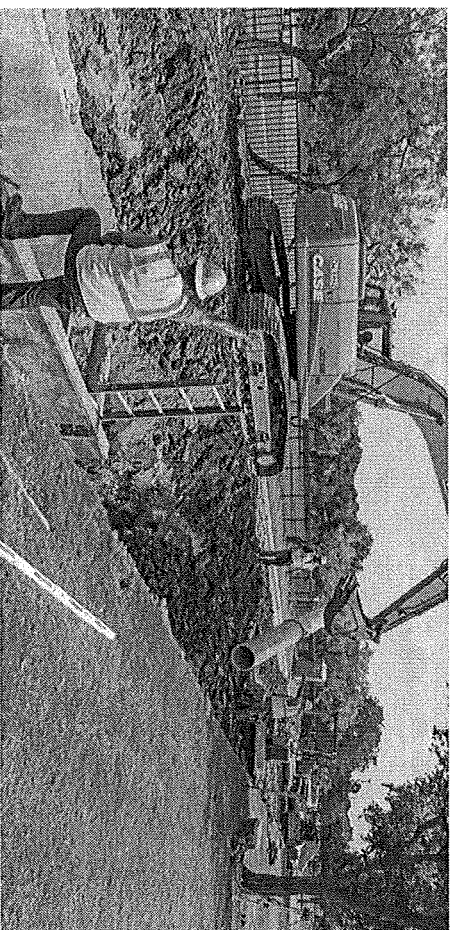
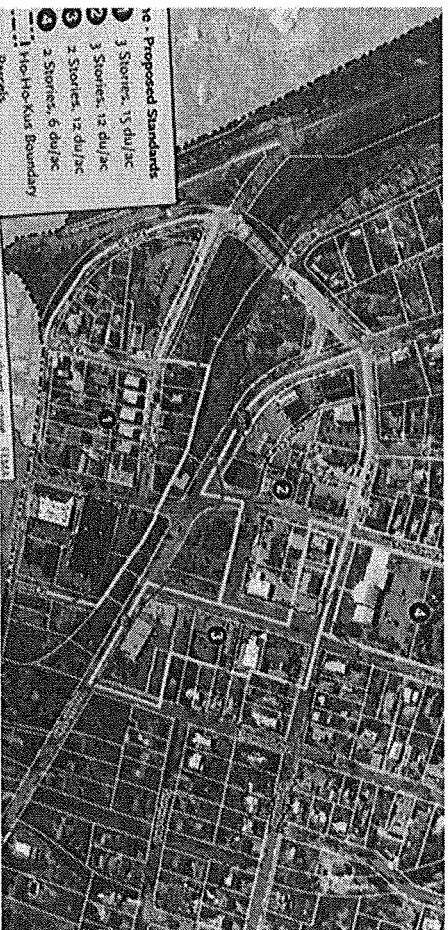
Illustration of Mid-scale Residential Housing and Transition to Low-scale Residential



Land Use Changes

Adopt an Affordable Housing Overlay District (4 Points)

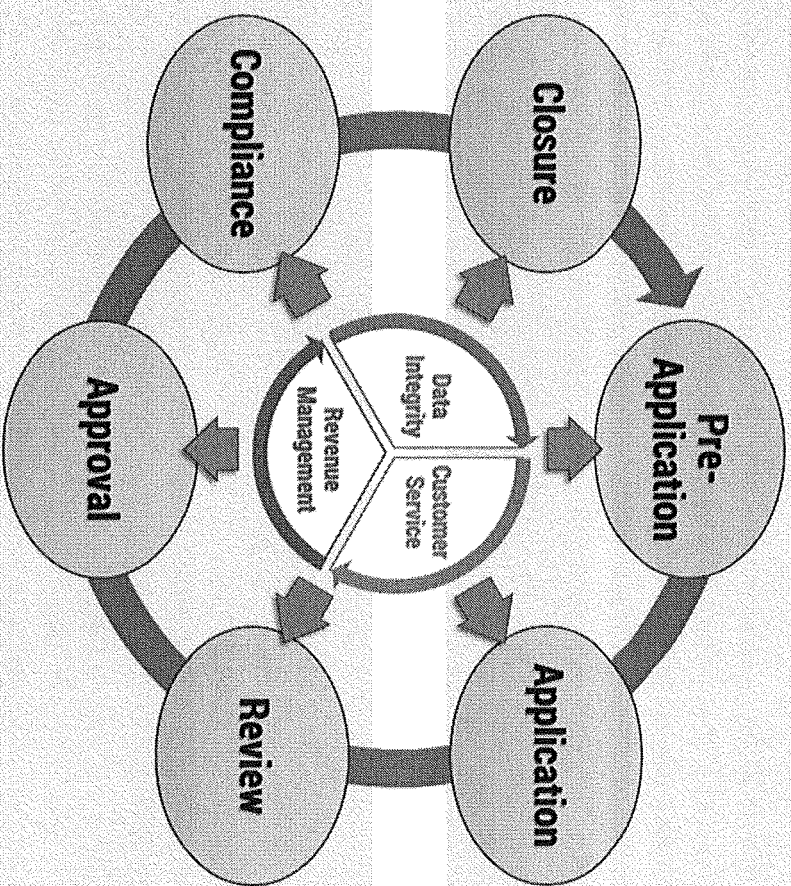
Identifying a location in the municipality to place an affordable housing overlay (AHO) district and adopting a regulation instituting the AHO district.



Development and Approval Process

Streamline Development Approval Process (2 Points)

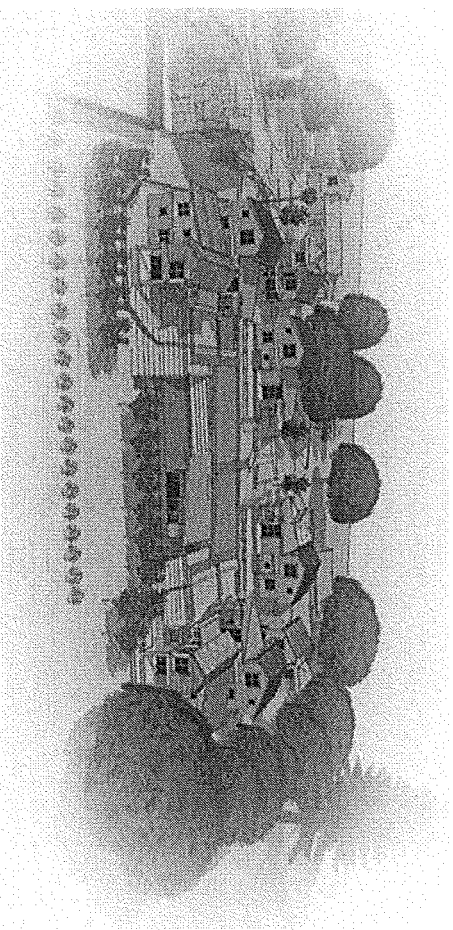
Working to streamline the development approval process for residential properties to provide certainty and clarity for developers or individuals planning residential projects.



Development and
Approval Process

Housing Sites Inventory and Request for Concepts (3 Points)

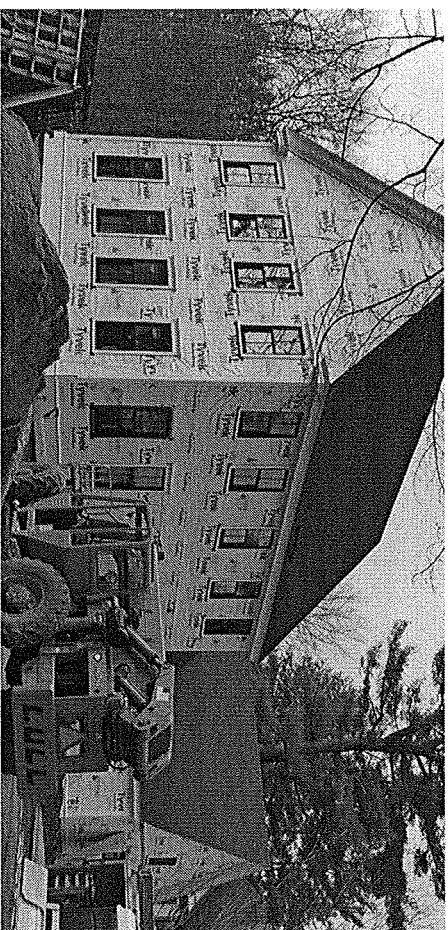
Develop an inventory of land
suitable for residential development
and solicit conceptual development
proposals for specific sites for new
housing development.



Clean Energy and
Energy Costs

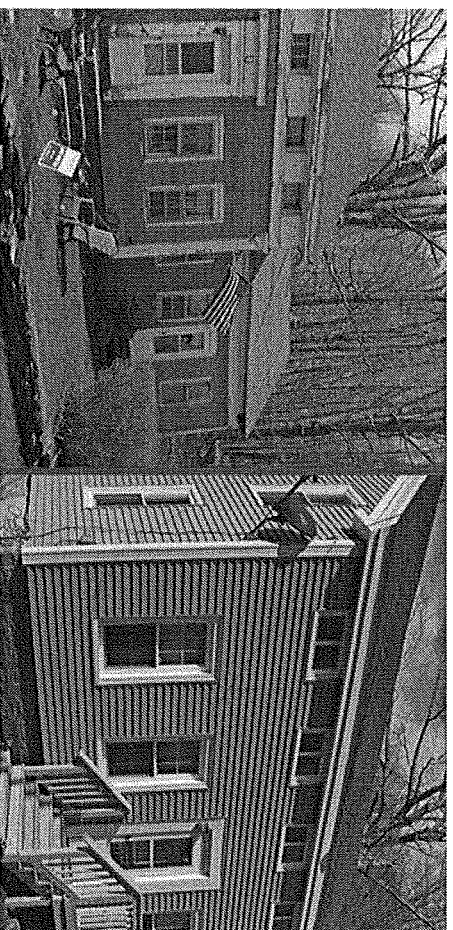
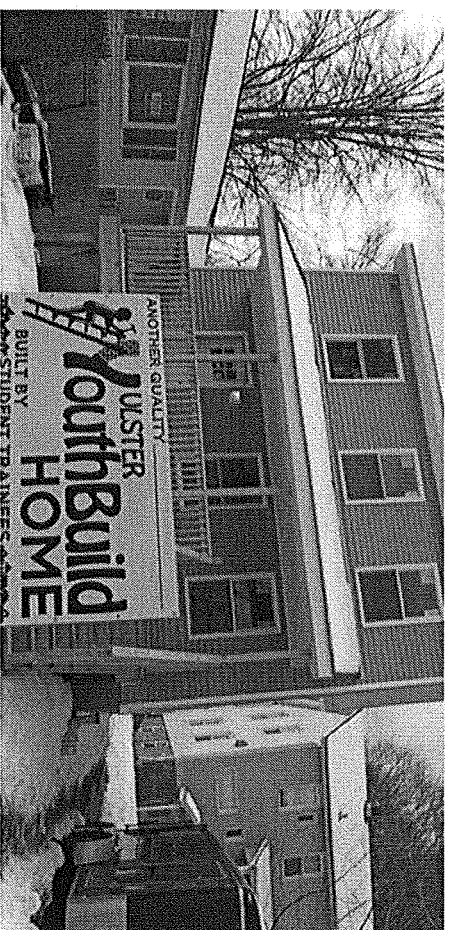
Adopt a Building Energy Code (2 Points)

Adopting an energy efficiency
standard related to new building
construction and major renovations.



Leverage Existing
Housing Stock
**Establish or Join a
Housing Rehabilitation
Program (3 Points)**

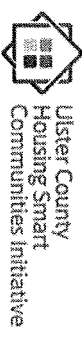
Establish or join a housing
rehabilitation program that provides
homeowners with access to grants,
loans, and technical assistance for
home rehabilitations and retrofits.



Innovative Housing Solutions

Create Innovative Housing Solutions (2-5 Points)

Encourage municipalities to develop unique and innovative solutions to promote the preservation and development of affordable and workforce housing.



RESIDENT CONTROL OF BUILDINGS

SINGLE-FAMILY HOME

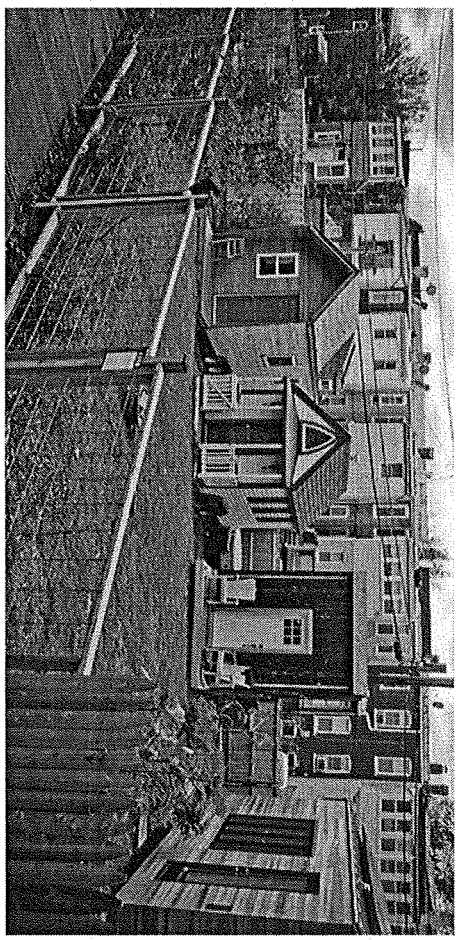
LIMITED EQUITY HOUSING COOPERATIVE [LEHC]

CONDOMINIUM

MULTIFAMILY RENTAL

99 YEAR GROUND LEASE

COMMUNITY OWNERSHIP OF LAND



Certification Levels

Bronze	Foundational steps required	<ul style="list-style-type: none"> • Join the Program and Engage the Community • Establish a Community Outreach and Educational Campaign
Silver	10 points	<p>Required Actions:</p> <ul style="list-style-type: none"> • Adopt Short Term Rental Regulations (2 Points) <p>Additional Actions:</p> <p>Any combination of additional actions totaling 8 points (most actions are worth 2-4 points)</p>
Gold	20 points	<p>Required Actions:</p> <ul style="list-style-type: none"> • Promote the Development of Accessory Dwelling Units (ADUs) (2 Points) • Implement Upzoning and Mandatory Affordability (2 Points) <p>Additional Actions:</p> <p>Any combination of additional actions totaling 6 points (most actions are worth 2-4 points)</p>
Platinum	30 points	<p>Must have completed a Municipal Housing Action Plan (10 points) in addition to 20 points from other actions.</p>

Housing Smart Community
Initiatives

Thank You!



Website:

<https://hsci.ulstercounty.ny.gov/>



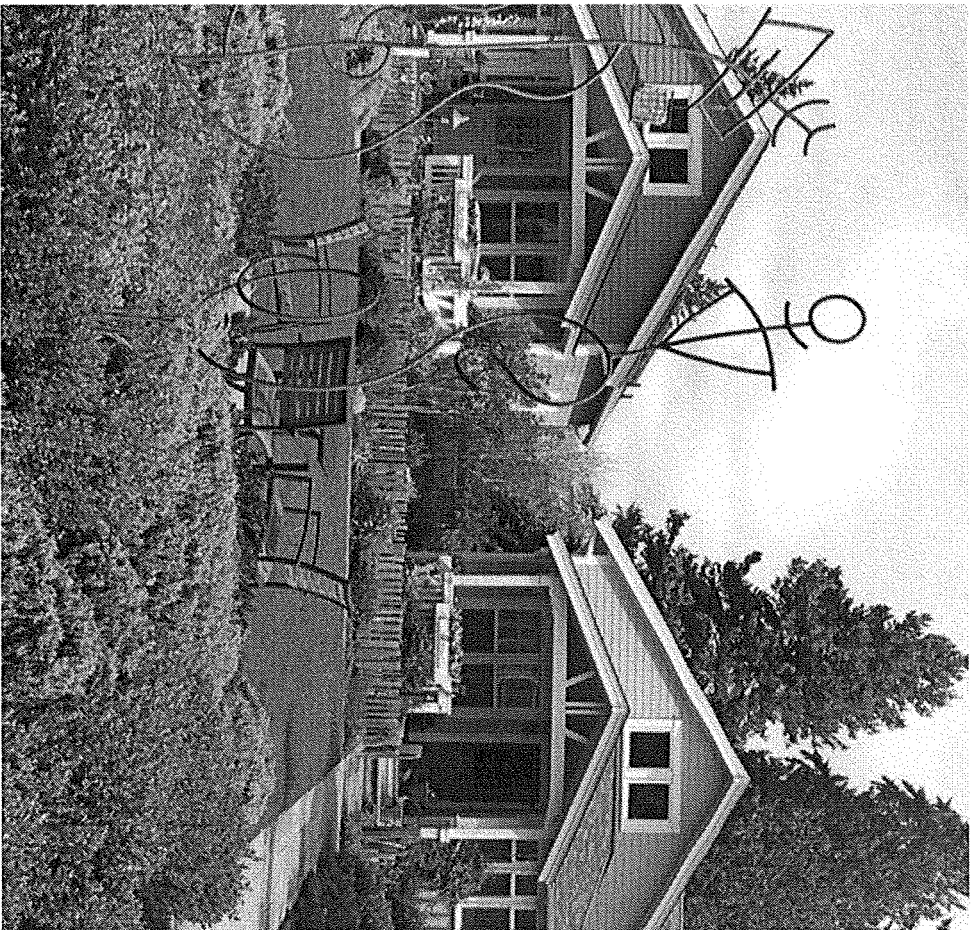
housingsmart@co.ulster.ny.us



845-340-3469



Ulster County
Housing Smart
Communities Initiative



SPECIAL ASSIGNMENTS

UCTC: The July meeting of the Ulster County Transportation Council Was canceled at the last minute with no explanation.

Affordable housing committee: I missed the last meeting as I was forced off the road by a car backing out on a blind turn. Kai Lord-Farmer made a presentation to the Ulster County planning board last week and will be making another one at tonight's Village board meeting. I had revised the suggested County resolution to make it clear that we were only participating In the town of Saugerties Committee, not creating our own. I am worried that some of the more draconian and expensive provisions as outlined on the Ulster County website Might be forced upon us if we sign anything. On the other hand, threats have been made by New York State and the county to withhold funding from communities who don't agree with their thinking. We have a unique Small community With few options for new construction. We do not fit well with cookie cutter regulations. The Town Committee has some very dedicated individuals who are working hard to find solutions to the housing problem. I will be happy to continue working with them, But I don't think we should be forced to sign an agreement with Ulster County. This was not our original intent.

Alex Wade

7 August, 2023