



VILLAGE OF SAUGERTIES  
43 PARTITION STREET  
SAUGERTIES, N.Y. 12477  
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Planning Board Meeting and Public Hearings  
April 12, 2023  
**Minutes**

**Present:** Planning Board – Michael Karashay, Doug Mulqueen, Anne Meiswinkel, Dara Ellenbogen, Eyal Saad, Rae Stang via phone Others: Ben Neidl

**Michael Karashay** opened the Planning Board Public Hearing and Meeting at 6:30pm.

**Public Hearing 8 Jane Street, 53 Partition Street, 141 Washington Avenue,** Chairman Michael Karashay requested that speakers limit their time to 5 minutes and to be respectful of the speakers.

Application for 141 Washington Avenue has been withdrawn.

Application for 8 Jane Street has been withdrawn.

Public Hearing - Struzzi Properties 53 South Partition Street

Carol Cochrane –Resident on Main Street. First heard about the Struzzi Properties and what he wanted to do, my first knee jerk reaction was no. I have thought about it and I have changed my mind. He is asking for a special use permit for hotel / motel. If you look at what’s going on in the village, everyone is renting out their property whether it’s an Air BNB, short term rental. Short-term rentals Air BNB are not in the language Village Code currently. Last month I found BNB, Bed N Breakfast, Rooming board, Rooming House, and Hotel / Motel. He is asking permission for what everyone else is doing around him. There is a block that is all short-term rentals. I think is has to do with feelings, it did get a little personal last month. I don’t know this person; I know he is Hits and he’s Diamond Mills. Jane Street is right in the middle of the business district. Everyone thought it was great when Saugerties was noted in the NY Times as one of the ten coolest small towns in America. With that comes people and need for places to stay. Our industry is tourism. Partition Street is a residential area in my opinion. I don’t see the issue. I heard last month was about affordable housing issue. If he doesn’t get these variances won’t make these buildings affordable housing.

Tom Francello

I spoke last month about 141 Washington Ave, which is off the docket and 8 Janes Street. Zone R3 residential once Jane goes, what’s going to stop at the bite of the apple for 141 Washington Ave. 8 Jane has no winter parking, no off-street parking, one-way. Partition Street B1 district, commercial downstairs, and apartments upstairs. Once you change from the first floor to commercial to residential being living space setting prescient for the whole B1 zoning district. Parking for that area will be an issue. The cars that are parking in the spaces will either be kicked out for others to park. Partition Street, I don’t have a problem with the apartments upstairs and if the bottom floor is kept as residential. Special Use Permits are stuff, once you open the box, the box is open you will have to have a good reason to deny down the road.

Eyal Saad – stated Jane Street in the B1 District.

Tim Scott - 226 Malden Turnpike – I see no reason under the law why you should be granting special use permits for these properties, I just don't see it. I got the information from (held up a book) I see the Special Use permit grant it for Jane Street. It is an affordable housing issue, the Village is doing a whole lot of nothing to tackle it, the Town is doing a whole lot of nothing to tackle it. Last month speaker suggested that we apply to the Summit on the Hudson on Glasco Turnpike, \$2,020.00 a month. The speaker was a public officer, and the comments were unethical, stating we should have hotels in the middle of the village. Corporate hotel chains should come right in. Where is the discipline and the respect from our public officers, the public should seek it.

Jen Mangione – Thanks again for keeping the hearing open from last month's meeting. The proposal to put in a hotel / motel in the Village of Saugerties R1 or B1 district should light on the need to protect the fabric of our community, which is neighbors living side by side looking out for one another. Sense of belonging in a neighborhood where you know your neighbors name. Which for the Village of Saugerties is a safe place where children can walk to high school and elementary school. Changing residential housing to hotel / motel will hollow out the community, character of our Village. If the variance is granted where and why should it stop. It may be lucrative for other property owners to convert their rental units but what will it do for our neighborhood, changing the fabric of our community and hotel / motel will do just that. We currently have in our system to ask for special use permits, we should question. Others will come forward that will want to do this and to what end. I love our community, it's a great place to live and it will change if we do allow for this. I am asking you to take all of this into consideration. Thank you.

Tom Francello – requesting 8 Jane Street District be verified.

**Mike Karashay presented to close the Public Hearing for 141 Washington Avenue Doug Mulqueen made the motion to close the Public Hearing for 141 Washington Avenue. Dara Ellenbogen seconded the motion to close the Public Hearing for 141 Washington avenue. All in Favor. The motion carried unanimously.**

**Mike Karashay presented to open the Public Hearing for 53 Partition Street Rae Stang made the motion to keep open the Public Hearing. Anne Meiswinkel seconded the motion to keep open the Public Hearing for 53 Partition Street. All in Favor. The motion carried unanimously.**

**Rae Stang withdrawals the motion to keep the Public Hearing open for 53 Partitions Street.**

**Mike Karashay presented to close the Public Hearing for 53 Partition Street Doug Mulqueen made the motion to close the Public Hearing for 53 Partition Street. Dara Ellenbogen seconded the motion to close the Public Hearing for 53 Partition Street. All in Favor. The motion carried unanimously.**

**Mike Karashay presented to close the Public Hearing for 8 Jane Street Doug Mulqueen made the motion to close the Public Hearing for 8 Jane Street. Dara Ellenbogen seconded the motion to close the Public Hearing for 8 Jane Street. All in Favor. The motion carried unanimously.**

REGULAR MEETING

**Michael Karashay presented the amended minutes from the March 8, 2023, Planning Board meeting. Doug Mulqueen made a motion to approve the amended minutes from the March 8, 2023, Planning Board meeting. Anne Meiswinkel seconded the motion to approve the amended minutes from the March 8, 2023. All in Favor. The motion carried unanimously.**

Struzzieri Properties – 310 Main Street

**Michael Karashay presented to Planning Board to take Lead Agency for the Struzzieri Property at 310 Main Street. Doug Mulqueen made a motion to approve the Planning Board to take Lead Agency for the Struzzieri Property at 310 Main Street. Dara Ellenbogen seconded the motion to take the Lead Agency for the Struzzieri Property at 310 Main Street. All in Favor. The motion carried unanimously.**

Ulster County Board

Village of Saugerties Fire Department

Village of Saugerties Water Department

Village of Saugerties Wastewater Department – noted Unlisted SEQR action.

**Dara Ellenbogen makes a motion to set the Public Hearing for Struzzieri Properties for 310 Main Street for May 10th. Doug Mulqueen seconded the motion to set the Public Hearing for Struzzieri Properties for 310 for May 10<sup>th</sup> Main Street. All in Favor. The motion carried unanimously.**

Ankur Rao Real Estate LLC -317 Main Street –

Update, went to HRB basically approved, recommendation make the new edition flush with the original building. The parking, originally was a two story. Now that the plans for 317 Main Street are for a single story building the process begins again. Parking was a required modification. Close all the entrances and create parking. The Planning Board voted super majority the first time when the plans for 317 Main Street were a two story. The lighting on building 2 on the back in the for the parking. The last required modification landscaping creates more islands and trees. The majority of the is pavement.

Eyal Saad – handicap parking spot, larger than the rest. Khattar will adjust.

**Dara Ellenbogen made a motion to override the mandatory modification for #1 from Ulster County Planning Board for parking. Doug Mulqueen seconded the motion to override the mandatory modification for # 1 from Ulster Planning Board for parking.**

Roll Call

Doug Mulqueen – Y

Anne Meiswinkel - Y

Dara Ellenbogen -Y

Ray Stang - Y

Mike Karashay - Y

Chairman Karashay – explanation of the modification for parking needed, Curb and cut on Market Street does not provide turning templates for deliveries. The site currently is designed with single curb cut open frontage on Main Street that allows backward movement directly in a public right away given the light and intersection

can lead to frequent vehicular movement conflicts. There appears to be an opportunity to consider alternative parking layout that would avoid this motion. The required modifications are the alternative is a single channel parking on Main Street should be required. The curb cut on Market Street recommended angle right turn only and any truck templates on any site delivery that they are feasible for any proposed changed. Last required modification to landscaping, UCPB wants more islands and some trees, site is too congested.

## 2<sup>nd</sup> Roll Call

Doug Mulqueen – Y

Anne Meiswinkel - Y

Dara Ellenbogen -Y

Ray Stang - Y

Mike Karashay – Y

1 Modification – same as the two-story plans

2 Modification - Lighting modification. Has been satisfied.

3 Modification - Eyal Saad suggests planters instead of islands to the applicant. Has been satisfied.

## Short Environmental Assessment Form Part 2 – Impact Assessment

### SEQR Part 2 –

1. No
2. No
3. No
4. No
5. No
6. No
7. No No
8. No
9. No
10. No
11. No

No or small on every category.

**Mike Karashay made a motion to sign the form as so checked and make a negative SEQR declaration. Anne Meiswinkel seconded the motion to sign the form as so checked and make a negative SEQR declaration. All in Favor. The motion carried unanimously.**

**Dara Ellenbogen makes a motion to approve application with the Resolution to be written next month to approve plans with handicap parking space adjusted and planters added to the plans. Doug Mulqueen seconded the motion to approve application with the Resolution to be written next month to approve plans with handicap parking space adjusted and planters added to the plans. All in favor. The motion carried unanimously.**

Chairman Karashay had an open discussion on Housing affordable and low-income housing.

Median house price Realty price.com for Saugerties, NY \$362,000.00

Median income of the Saugerties \$64,441.00, Poverty rate 7.4%, Ulster County poverty rate is 11.3% according to the US Census Bureau.

Affordable housing definition – Ulster County March 2023, sliding scale 30% / income, defining term a nebulous a term.

Project on North Street, low income housing the State thought it wasn't big enough for the State to review. Now a bigger developer is stepping in and the hope to move along per Eyal Saad.

Terms that have been discussed:

Precedent

Variance

Short term rental in the Village – getting landlords registered in the Village. The NY State has the law and once we are notified that it will be in the books.

Ben Neidl – Question on Struzziari's properties 141 Washington Avenue and 8 Jane Street have been pulled. The only two 53 South Partition Street and 310 Main Street.

PART 2 – applicant –

**Doug Mulqueen made a motion to adjourn the Planning Board meeting. The motion to adjourn was seconded by Anne Meiswinkel. The motion carried unanimously. The meeting adjourned at 7:28pm.**

The date of the next Public Hearing and Planning Board meeting is **Wednesday, May 10th at 6:30pm.**

Submitted by Peggy Melville

April 19, 2023