



VILLAGE OF SAUGERTIES
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Planning Board Meeting and Public Hearings August 11, 2021 Minutes

Present: Planning Board –Michael Karashay, Erik Johnson, Andrew Zink, Douglas Mulqueen, Dara Ellenbogen, Anne Meiswinkle

Others: Eyal Saad, Ben Neidl, Don Hackett, Bruce Utter, Ed Cooper, Michael Lockwood, Vince Kelder, Carole Kelder, Randi Kelder, Ryan Arold, Karl Lezette, Michael Haggerty, Adrian Muraz, Alfredo Bernal, Rafael Bernal, Albert Bruno, Stan O'Dell, Ron Knowles, Steve Hubbard, Valerie Dwyer, Joe DeFino, Mary Wawro, Alexa & Colin Mossbrucker, Mary Schultz

Michael Karashay opened the **Planning Board Public Hearings** at 6:35pm.

Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application

Bruce Utter with Praetorius and Conrad is representing the owners of 75 North Street and presented the plans for the property.

The revised plan indicating the lighting and the landscaping was submitted.

There was no one at the Public Hearing that had comments or questions regarding this project.

Dara Ellenbogen made a motion to close the Public Hearing for the Rockhaus Rea Realty 75 North Street Commercial Site Plan application. Andrew Zink seconded the motion to close the Public Hearing for the Rockhaus Rea Realty, 75 North Street Commercial Site Plan application. The motion carried unanimously.

Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use

Michael Lockwood was present to represent the applicants of the Sawyer Brothers 190 Ulster Ave. Site Plan and Special Use project.

There was no one at the Public Hearing that had comments or questions regarding this project.

The revised plan indicating the traffic change, landscape planters, and a pedestrian walkway from the sidewalk to the ice cream parlor window was submitted. There will be a window for service only and an outside entrance to the bathroom. Employees only will be entering the building. Eyal Saad requested that the trash dumpster be moved from the front street side location to the left back side of the property. Michael Lockwood will make the changes to the plan indicating the trash dumpster in the rear of the property.

Andrew Zink made a motion to close the Public Hearing for the Sawyer Brothers, 190 Ulster Avenue Commercial Site Plan and Special Use application. Doug Mulqueen seconded the motion to close the Public Hearing for the Sawyer Brothers, 190 Ulster Avenue Commercial Site Plan and Special Use application. 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.

Ron Knowles, Meadow Court, resident with three young children, referred to the Knights of Columbus building as a gateway to the Village. Mr. Knowles stated that he has concerns regarding the residents gathering at the entrance to smoke as they do at the facility on Overbaugh Street.

Steve Hubbard, Barclay Street, owns the property next door, spoke in favor of the application. He is 100% in full support of the project. "Neighbors helping neighbors".

Randi Kelder, Barclay St, is the sister of Ryan, whom the property is named after, spoke regarding her brother's experience with drug addiction and how the current rehabilitation process failed him. Randi explained that after rehab Ryan was alone in an apartment with no support. The RYAN House is to meant for recovering addicts that have been through rehabilitation and *want* to be in the house, not just assigned by the county. The residents will have to be clean, sober and will get assistance finding employment. There is no government funding to assist in recovery. There would be daily AAA meeting in the banquet hall in the building that the residents would be required to attend. Ms. Kelder commented on the devastation of addition and the beauty of recovery. "Love and service is the key to recovery."

Ryan Arnold, Assistant Chief for the Glasco Fire Dept., spoke in support of Ryan House. He stated it will be a different approach to recovery where there is no court order, and it is self-pay. The residents are chosen and vetted by the staff from applicants that want to be there. As a fire fighter and first responder, Mr. Arnold has seen many overdoses. Opiates don't discriminate and many times prescriptions are the pathway to addiction.

Michael Haggerty, Simmons Street, stated he needs to know more before he would be able to accept the project. Mr. Haggerty questioned who would be in control, would it be non-profit, would the property be off the tax rolls? The community needs to know more of the plan. There are children in the neighborhood to consider.

Adrian Muraz, Barclay Street, also stated that he would need more information to the specific plans of the project. Who would be supervising the residents? How would the bedrooms be handled – boarding room style? He has a concern regarding safety. If the residents are transient in nature and that may coax drug dealers to the area. Mr. Muraz stated that the building is at the entrance to the Village and the advertisement is an eyesore. Is the building in the historic overlay?

Alfred Bernal, Barclay Street, owns the property across Burt Street from the proposed RYAN House.

Mr. Bernal stated that he feels this is a noble cause, but he has moved to Saugerties from Washington Heights NYC nine years ago to get away from this issue. He has a security concern since he has two children right next door. He has personally dealt with this issue with a close friend. Mr. Bernal stated that he hopes the house is run correctly. He pays a lot of taxes.

Rafael Bernal, Barclay Street, has concerns regarding the organization having enough funds to maintain the program. He has seen a lot of facilities fail and get turned over to the state with state run mandates.

This is a prominent building in the village and will reflect on tourism. It will require a lot of renovation to make it work. Professionals will need to be hired and how will their salaries be maintained? Not a good option.

Albert Bruno, Ulster County Legislator, spoke in support of the project. He has seen an increase in overdoses in in the county by 500% during the pandemic. It is an epidemic. It affects everyone. This project will help the community heal and not take away from it. Ulster County cannot afford to offer these programs and it is best not to have the government involved. Private donors and partnerships. The Kelders are trying to make a difference in the community.

Stan O'Dell, East Bridge Street, former NYS Police officer for 32 years. Mr. O'Dell has experienced the best and worst affects of drugs. AAA meetings are already happening in churches in the area and are not plagued by crime. Questions need to be asked and answered and the project pushed forward in the right way. He doesn't want people lost without this option to seek assistance in a better place for recovery.

Carl Lezette, Hilltop Road, Saugerties business owner for 60 years. The Kelder's have turned around their son's death to a positive plan. The RYAN organization has over 100 volunteers. They have been involved helping

others in Ulster County and NYS to get insurance laws changed to help people in recovery. This is a selfless non-profit organization that is trying to help others. The sign for the RYAN House has Vince Kelder's phone number on it and you are encouraged to call with any questions.

Val Dwyer, member of the Ryan Corp. She has been personally affected by drug abuse. Ms. Dwyer stated, as a mother she is aware that her children and most everyone's children have already been affected by drugs in one way or another. Drug abuse should be talked about and not be swept under the rug. Education is the way to heal the community and be a role model to other communities. The bravest thing to do is to ask for help. A safe place to recover is one piece of the puzzle.

Joe DeFino, Director of Hope Rocks, spoke in full support of the project. He stated there is a tremendous misunderstanding regarding this epidemic. Many families are being ripped apart by addiction. It may be in our homes and not even know it. Saugerties has great people that make their ideas a reality. What better transition for the Knights of Columbus Hall, a community service organization, to serve the community in this way?

Mary Wawro, Ulster County Legislator, District 1, spoke in support of the project. The goal is to acknowledge that there is a problem with addition. This will change lives in the community.

Alexa Mossbrucker, Barclay Street, spoke regarding the effects of the project. She had hoped to hear more of the actual plans. There is no security plan, no walking space, no healing property, no gardening, no place to work or a security fence. What is the 5 -10 year plan? She would like to support but there are no facts as to how this will happen. Ms. Mossbrucker stated, where there is an addict there is a drug dealer, how do we keep them away from our children? There must be a better place with more property.

Colin Mossbrucker, Barclay Street, is concerned about the safety in the area. Mr. Mossbrucker stated that the community outreach for this project has failed. There was no information or plan shared with the neighborhood. The sign is arrogant.

Carol Kelder, RYAN Inc. founder and mother of Ryan, spoke regarding the history and the purpose of project. Mrs. Kelder is a principle of the Mount Marion Elementary school and works with children. She is aware that there a lot of families struggling with drug abuse. It is rampant in this area. She shared Ryan's story and is willing to answer any questions that anyone has. People in recovery need the support of likeminded people. The resident at RYAN house will be people that have been through rehab, that need the support and want to be there. Community service will be part of the requirements.

The property was purchased with no mortgage, so the cost to run the programs would be for expenses only. There are no plans to have any government agency involved. Renovations to the building include new windows, moving the ramp from the front of the building to the back and the change the look back to the original "oxford" style. The current sign is temporary and will be replaced with a smaller one.

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 September 8th meeting. Doug Mulqueen seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan application open for the September 8th meeting.

1820 Russels LLC, Site Plan and Special Use Permit Application Review

Bruce Utter with Praetorius and Conrad is representing the owners of 18 20 Russell Street.

The applicants are withdrawing the Site Plan and Special Use permit application for 18 20 Russell Street. They will be changing the plans to a 2-family home which does not require a Special Use Permit in the R2 district.

Andrew Zink made a motion to close the Public Hearing and accept the withdrawal for the 1820 Russels LLC, Site Plan and Special Use Permit application. Dara Ellenbogen seconded the motion to close the Public Hearing

and accept the withdrawal for the 1820 Russels LLC, Site Plan and Special Use Permit application. The motion carried unanimously.

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.

Doug Mulqueen 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 September 8th meeting. Erik Johnson 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 September 8th meeting. The motion carried unanimously.

Chairman Karashay thanked everyone for their comments. They will be taken into consideration as the Board follows the Village zoning and planning laws for all projects and bases their decisions on code requirements.

Michael Karashay opened the **Planning Board meeting** at 7:53pm.

Mike Karashay presented the minutes from the July 14, 2021, Planning Board Meeting.

Andrew Zink made a motion to approve the minutes from July 14, 2021, Planning Board meeting as presented. Dara Ellenbogen seconded the motion to approve the minutes from July 14, 2021, Planning Board meeting as presented. The motion carried unanimously.

Michael Karashay introduced and welcomed Anne Meiswinkle as an alternate Planning Board member.

Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application

Bruce Utter with Praetorius and Conrad is representing the owners of 75 North Street and presented the plans for the property.

The plan indicating the revised lighting and the landscaping was submitted.

The SEQR Part 2 form was reviewed. The answer to all 11 questions was *No, or small impact may occur*, resulting in a negative declaration.

Andrew Zink made a motion to declare a negative declaration for SEQR regarding the Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application. Douglas Mulqueen seconded the motion to declare a negative declaration for SEQR regarding the Rockhaus Rea Realty, 75 North Street Commercial Site Plan Application. The motion carried unanimously.

Erik Johnson made a motion to approve the Commercial Site Plan application for Rockhaus Rea Realty, 75 North Street. Dara Ellenbogen seconded the motion to approve the Commercial Site Plan application for Rockhaus Rea Realty, 75 North Street. The motion carried unanimously.

A resolution of the approval will be prepared for the Rockhaus Rea Realty, 75 North Street Commercial Site Plan application and presented at the September 8th, 2021 Planning Board meeting.

Sawyer Brothers 190 Ulster Avenue Commercial Site Plan and Special Use Permit

Michael Lockwood will make the changes to the plan indicating the trash dumpster moved from the front street side of the property to the rear of the property.

The SEQR Part 2 form was reviewed. The answer to all 11 questions was *No, or small impact may occur*, resulting in a negative declaration.

Douglas Mulqueen made a motion to declare a negative declaration for SEQR regarding the Sawyer Bros. 190 Ulster Avenue Commercial Site Plan and Special Use Permit application. Erik Johnson seconded the motion to declare a negative declaration for SEQR regarding the Sawyer Bros. 190 Ulster Avenue Commercial Site Plan and Special Use Permit application. The motion carried unanimously.

Andrew Zink made a motion to approve the Sawyer Bros. 190 Ulster Avenue Commercial Site Plan and Special Use Permit application. Erik Johnson seconded the motion to approve the Sawyer Bros. 190 Ulster Avenue Commercial Site Plan and Special Use Permit application. The motion carried unanimously.

A resolution of the approval will be prepared for the Sawyer Brothers, 190 Ulster Avenue Commercial Site Plan and Special use Permit application and presented at the September 8th, 2021 Planning Board meeting.

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

Vince Kelder reviewed the plan for the RYAN House, Inc. at 19 Barclay Street with the Board.

The banquet hall would be used for rentals to AA and Ala-non meetings to support the house. The residents will have a room and share a bathroom. The kitchen will be available for them to cook for themselves.

There was discussion regarding the use of the rooms and how that use would fit in the Zoning code. The number of units and the definition of a unit, the definitions of a convalescent home, boarding house, dwelling unit and fraternal organization were also discussed. There are no clear definitions in the code. The Kelders were instructed to be more specific in the plan for the use and number of “rooms” they are planning.

Eyal Saad explained that the decision to use a particular definition must be backed by case study history. If the code were to be updated, it would have to go through the process of being approved by the Village Board of Trustees.

Andrew Zink made a motion to table the discussion regarding the RYAN Inc Special Use Permit and Site Plan until the September 8th Planning Board meeting.

Douglas Mulqueen seconded the motion to table the discussion regarding the RYAN Inc Special Use Permit and Site Plan until the September 8th Planning Board meeting. The motion carried unanimously.

The Public Hearing for the RYAN House project remains open.

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

Edwin Cooper spoke regarding the Esopus Icehouse Project. After a meeting with NYSDOT the entrance driveway was approved. The final response from DEC regarding their permit has not been received yet.

The Historic Review Board has approved the look of the single house. There are some additional materials that need to be approved.

Kevin Schwenzfeier, Delaware Engineering, retained by the Village to review the Icehouse project, had sent his response to Brinnier and Larios. The items on his review that need attention were addressed by Richard Ruth, B&L. The proposed pump station was designed too small. Design adjustments will be made for the pump station to be the appropriate size.

The Public Hearing for the Esopus Icehouse remains open.

Eyal Saad reminded the Planning Board members that 4 education credits are required every two years.

The Ulster County Planning Board does offer classes periodically. Any opportunities for classes or webinars will be shared with the Board members.

The Village will cover mileage for class attendance. Sexual Harassment and Workplace Violence classes are also a requirement.

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 8:38 pm.

The date of the next Public Hearings and Planning Board meeting is Wednesday September 8, 2021 at 6:30pm.

Submitted by Lisa Mayone
September 1, 2021