



VILLAGE OF SAUGERTIES  
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## Planning Board Meeting and Public Hearings October 13, 2021 Minutes

**Present:** Planning Board –Michael Karashay, Erik Johnson, Andrew Zink, Douglas Mulqueen, Dara Ellenbogen, Others: Eyal Saad, Ben Neidl, Khattar Elmassalemah  
Suzanne LeBlanc, Rosemarie LaTourette, Dave Gordon, Daniel LeFever

**Michael Karashay** opened the **Planning Board Public Hearings and Meeting at 6:32pm.**

### **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. Site Plan and Lot Line Revision application open for the November 10<sup>th</sup> meeting. **Andrew Zink** seconded the motion to keep the Public Hearing for the Esopus Icehouse LLC. Site Plan and Lot Line Revision application open for the November 10<sup>th</sup> meeting. The motion carried unanimously.

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

Two residents were present to comment on the RYAN Inc. application.

**Suzanne LeBlanc**, Hill Street. She stated that she believes it is the responsibility of the Planning Board to the taxpayers for the safety and security of the residents in the neighborhood, as well as keeping the neighborhoods prosperous and whole. The southside is her neighborhood and she is concerned for the resident's safety and the decrease in property values. The homes in the neighborhood are well kept, restored, and rehabbed. She is concerned that drug dealers will be attracted to the area with the RYAN House being there. She stated that people will think that there is a big drug problem. There will be no privacy, people will be able to see them coming and going. It doesn't belong in this neighborhood. It belongs away from the Village. Ms. LeBlanc is concerned that the financials are not available. Who will pay if they run out of money, NYS and Ulster County will not. The clients will be coming from all over the county. Would you vote yes for this if it was on your block or in your neighborhood? Please don't expose us to this.

**Rosemarie LaTourette**, Kalina Drive, has lived near the Abel House for 28 years. She stated that she has never had an issue with any of the clients of Abel House. It is not a magnet for drug dealers. The location of RYAN House is good for transportation and being close to the Village. Rosemarie stated that our neighbors in recovery should not be hidden and is in full support of the RYAN House project.

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 November 10<sup>th</sup> meeting. **Andrew Zink** seconded the motion to keep the Public Hearing for the RYAN, Inc. Site Plan application open for the November 10<sup>th</sup> meeting. The motion carried unanimously.

### **Storage 28, North Street, Commercial Site Plan**

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 Storage 28, Commercial Site Plan application open for the November 10<sup>th</sup> meeting. Andrew Zink seconded the motion to keep the Public Hearing for the Storage 28, Commercial Site Plan application open for the November 10<sup>th</sup> meeting. The motion carried unanimously.**

Chairman Karashay presented the minutes from the September 8, 2021, Planning Board Meeting.

**Andrew Zink made a motion to approve the minutes from September 8, 2021, Planning Board meeting as presented. Erik Johnson seconded the motion to approve the minutes from September 8, 2021, Planning Board meeting as presented. The motion carried unanimously.**

### **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 report from NYS DEC is still pending.

The Public Hearing for the Esopus Icehouse project remains open.

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

The attorney representing RYAN House will be present at the November 10<sup>th</sup> Planning Board meeting to address concerns and questions regarding the project.

The Public Hearing for the RYAN House 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 Ulster County Planning Board response was received late this afternoon. The report refers to the storm water, lighting, fencing, and signage as required modifications. The storm water or MS4 is reviewed by the Village. There is no lighting or fencing proposed for the project. The sign will be part of the directional sign at the corner of North Street and Ulster Avenue. The UCPB report also refers to hazardous waste from the capped landfill. Khattar stated that the property is not on the site of the former landfill, which is located further south. The owners have done geo probe test borings and have not found any contamination. Lighting and fencing requirements were discussed. The business will only be open during day light hours. Eyal Saad suggested that there be some lighting for safety and security. Daniel LeFever, Storage 28, stated he will suggest to the other owners regarding the installation of security lights with motion detectors.

The NYS DEC response was also received late this afternoon. The DEC report refers to the Army Corp of Engineers, Archaeological resources and SHIPO as areas to address. Khattar stated that the permitting is in process for the Army Corp of Engineers to fill in 2700 square feet of wetland area. The allowable limit is 4300 square feet.

The UCPB and DEC responses will be reviewed in detail and Khattar will submit the required forms through the referenced websites and report back with the findings at the November 10<sup>th</sup> meeting. Cut sheets for the lighting and signage will also be submitted.

The Public Hearing for the Storage 28 project remains open.

**Eyal Saad** informed the Planning Board that the Village Board is proposing a change to the Zoning law regarding parking requirements. The proposal is to require 1 parking space for each bedroom in the dwelling. The Public Hearing for this change is scheduled for November 1<sup>st</sup>.

The possibility of a new regulation for Air B & B's is also being discussed. Research is being done by contacting communities that already have a law or regulation in place.

**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 7:24pm.**

The date of the next Public Hearings and Planning Board meeting is Wednesday, November 10, 2021, at 6:30pm.

Submitted by Lisa Mayone  
October 14, 2021