

Comprehensive Planning Committee Minutes 10/26/23

Meeting starts: 6:30pm. Minutes taken by Rich Azoff

Members present: Josepha Gutelius (chair), Rich Azoff, Sam Dederick, Bob Dederick, Aden Hughes, Lauren Marcello Ruberg,

Also present: Sean Weaver and Alvah Weeks, (from the Building Department), Leeanne Thornton, Town Board Liaison,

Diane Colello, Margie Leopold, Serena Mitchell: members of the Saugerties Housing Smart Task Force

Absent: Susan Weeks, Carol Ann Mayone, Adriana Beltrani

Accept minutes from September, 2023. It was noted that Carol Ann Mayone spells “Carol” without an “e” at the end.

Town Board Report:

1. Wednesday, Nov 8 at 5:00 there will be a TB workshop to discuss the proposed events/lodgings regulations. The public is invited.
2. No change in status of police department other than there have been 4 resignations of officers, for various reasons.
3. There was a budget workshop 10/25/23. Unbeknownst to some, Central Hudson charges a fee for using solar! This amounts to quite a bit of money for the Town, and very high electric rates proposed by Central Hudson will add additional considerable expense.
4. The Villas: the proposal by the Villas has been revised, and will be presented to a public hearing on 12/5/23
5. The proposed sign ordinance will have a public hearing.

Business

1. There appears to be considerable inconsistency in the draft relating to regulations regarding minimum lot sizes, maximum density in residential zones. For example, a residential lot owner cannot construct a 4 unit residential moderate income apartment on their

property (in MDR or LDR), but it is proposed that one could construct a 35 unit inn on 1 acre. (see below resolutions passed by CPC)

2. The CPC did not understand why quiet hours discussed and unanimously agreed by the committee in two separate meetings with regard to events/lodging did not make it into the final revisions prepared by Adriana. Sean Weaver from the Building Dept. said that the omission was not due to input from the Building Inspectors. (also see below resolutions)
3. The remainder of the meeting was spent discussing the problem of a lack of affordable housing in Saugerties with members of the Saugerties Housing Smart Task Force. The Task Force is working, at the behest of the TB, with the Ulster County Task Force. It was noted by members of the Task Force that Woodstock in particular, and other towns in general, have done a great deal of work on these issues, and are happy to share it. We noted that Kirk Ritchie had attended a previous meeting and shared an overview of the work done by Woodstock. The discussion of whether the two committees could/should work together on this issue occurred.
4. With regard to the above, the committee noted that we are currently without a charge from the TB as to what issues they would like us to address. Since we are an advisory committee to the TB, there is no point in us discussing any issue, including that of affordable housing, without a specific charge from the TB. Members indicated a willingness to address, along with the Task Force, these issues *as long as specifically requested by the TB.*

Recommendations and Requests to the Town Board (unanimously voted upon)

- As noted in #1 above, all proposed zoning for lodgings be consistent with existing zoning for residential areas, specifically with regard to minimum lot size and maximum density. Also, density and minimum lot size in residential areas should be informed by the existence of private wells vs municipal water district access.

- Quiet hours for lodging/events regulations should be consistent with proposed quiet hours for agritourism venues and existing STR regulations. (see #2 above)
- We asked that LEEANNE convey the committee's request that the TB provide a charge to the CPC to work on affordable housing issues, or provide an alternate charge.

Our next meeting will be Thursday, November 30th as the regular fourth Thursday of the month falls on Thanksgiving.

There will be no meeting in December, as is the CPC's custom

The CPC heartily thanks Sean Weaver and Alvah Weeks for their invaluable input. Also thanks to the members of the Saugerties Housing Smart Task Force for their dedication, expertise and input into our meeting.

Meeting adjourned at 8:25.

Minutes respectfully submitted: Richard Azoff