



# TOWN OF HURLEY PLANNING BOARD

PO BOX 569

Hurley, New York 12443

[planning@townofhurley.org](mailto:planning@townofhurley.org)

(845)331-7474 Ext. 6

Minutes of Meeting Held on 2024-02-22

**Present:** Peter McKnight, Chair; Debra Kossar, Vice-Chair; Karl Brueckner; Dennis O'Clair, Griff Liewa, Mitch Cohen, Alternate Member 1-Ray Palmer, Alternate Member 2-Janet Briggs

**Absent:** Member Kathryn Kiewel

**Also Present:** Kim Garrison, ESQ., Bonnie Franson, Planner

**I. 6:00PM-** Peter McKnight, Chair Opened the meeting, acknowledged there is a quorum and that Alternate Member 1-Ray Palmer would be acting as Member Kathy Kiewel on all applications.

Chair Peter McKnight identified all the emergency exits for all present

He asked all to rise for the Pledge of Allegiance.

The Clerk stated there are copies of any draft Resolutions the Board will entertain, the Agenda and a pad for audience members who intended to speak on the table.

## **II. 6:06PM-Public Comment**

### **Official Actions:**

Alternate Member 1 Ray Palmer motioned to open public comment; Vice-Chair Debbie Kossar seconded the motion. There being no discussion and the motion having been made and seconded, the motion was thereupon called to a vote, which passed with the following record of votes:

Member	Vote
Peter McKnight, Chairman	Aye
Member Karl Brueckner	Aye
Member Dennis O'Clair	Aye
Member Kathryn Kiewel	Absent
Member Griff Liewa	Aye
Debra Kossar, Vice-Chair	Aye
Member Mitch Cohen	Aye
Alternate Member 1 Ray Palmer	Aye

Motion was carried by Seven (7) AYES; zero (0) Nays; one (1) Absent, Vice-Chair-Kathy Kiewel; and 0 Abstentions

### **Public Comments:**

- Anastasia O'Keefe-40 O'Keefe Ln-Stated she opposes the expansion of Never Alone (file #2024-#03)-she lives near the facility and her house has been robbed, a client stole her car. The security is very lax and it concerns her.
- Charles O'Keefe-40 O'Keefe Ln-opposes the Never Alone expansion (2024-#03)-one of the Clients broke into a cabin on the back of their property and caused damage; their house was broken into and they drank all their liquor; the Sheriff's Office was there in 2024-January with drones looking for a missing client; the State Police were there with helicopters and told everyone to stay in their houses as there was an escapee with a knife.

### **Official Actions:**

- 6:20PM- Member Mitch Cohen motioned to close public comment; Alternate Member 1 Ray Palmer seconded the motion. There being no discussion and the motion having been made and seconded, the motion was thereupon called to a vote, which passed with the following record of votes:

Member	Vote
Peter McKnight, Chairman	Aye
Member Karl Brueckner	Aye
Member Dennis O'Clair	Aye



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Member Kathryn Kiewel	Absent
Member Griff Liewa	Aye
Debra Kossar, Vice-Chair	Aye
Member Mitch Cohen	Aye
Alternate Member 1 Ray Palmer	Aye

Motion was carried by Seven (7) AYES; zero (0) Nays; one (1) Absent, Member Kathy Kiewel; and 0 Abstentions

**III. 6:21PM – Public Hearing:** None

**IV. 6:22PM – Old Business:**

**1. File#2024-#01-Metheny-SBL-37.2-5-2.1-SUP-SP-VA**

Applicant: Pat Metheny; Representative: Barry Price, AIA  
Location/Zoning Dist./Acres:150 High Rocks Rd/A4/25.4  
Application: SUP/SP/VA; Received ZEO Referral-2023-11-29;  
Application received 2023-12-04  
Need: SEQRA Classification; Determine if Site Visit & Sediment & Erosion necessary

Barry Price, Architect/Application Representative was present to speak for the file

Attorney Kim Garrison, ESQ. stated that based on current information in the ZEO's review, the file will, at this time, be for a Visual Assessment only.

**Applicant Statement**

Mr. Price stated the Board conducted a site visit and he submitted new drawings showing the proposed new house back further behind the tree-line. It is still in the one-hundred-foot (100') setback from the escarpment, but if the Board is going to absolutely require it to be out of the setback, it won't be functional for his client. Section 210-42D(6) states

*"Buildings shall be set back 100 feet from the edge of escarpments where possible."* He believes there is some wiggle room on the setback if other factors make it not or less visible.

He has done the following to mitigate it being in the setback:

- Move the proposed house behind the tree-line
- Added screening
- Re-paint the existing structures to a muted color

**Board Comments/Questions**

The following statements and questions are a summary of the results of the site visit:

- Vice-Chair Debbie Kossar asked if it was moved back and painted pink, how could that be prevented. It would also be visible from the angle behind it;
- Member Dennis O'Clair asked if the Planning Board can even approve it as requested or does it need to go to the Zoning Board?;
- Member Mitch Cohen stated it would be good to have an aerial view showing the escarpment line;
- Member Karl Brueckner stated our job is to push Applicants to follow the requirements as best as they can;
- Member Mitch Cohen stated new structures should be blocked from view;



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- Vice-Chair Deb Kossar stated that when looking at the setback, the escarpment is very curvaceous so while it may not be visible from one angle, the Board needs to see from all angles. She stated she stands firm on the fact that this can already be seen and enlarging an already non-conforming issue is not acceptable to her;
- Member Dennis O'Clair asked how high the structure will be?

### Planner Questions

- Planner Franson asked "is it visible"? If yes, the Zoning Law states "*where possible*" it should be moved. It also needs to be functional to the Applicant;
- Planner Franson stated it is not clear in looking at the map, where the escarpment line is ;
- Planner Franson stated the Planning Board has jurisdiction over the entire A4. She would like to see a buildable area with the escarpment overlaid.

### Attorney Comments

- Attorney Kim Garrison, ESQ. asked if the addition is less than one-thousand (1,000) sq. ft.?-Answer-yes

### Official Actions

None

### V. New Business:

#### 1. 6:40PM-File#2024-#02-WoodstockLC-SBL-38\_4-6-9.110-SP

Applicant: Woodstock Land Conservancy

Location/Zoning Dist./Acres: Intersection of Basin Rd & Rte. 28A/A-2.5/30.4

Application: SP; Received ZEO Referral-2023-12-23; Application received 2023-12-04

Use per ZEO: Nature Trails/Recreation/Scope of application: add a parking lot

Need: SEQRA Classification; Determine if public hearing is necessary

Andy Mossy and Melissa Petersen were present to represent the Application

### Applicant Statement

Ms. Petersen stated that the land in question was donated to the Conservancy. They wish to make a parking area for five (5) cars and a one-mile (1) walking loop. The area has a lot of historic value and they would make interpretive panels explaining the values.

### Board Questions, Comments

- Member Karl Brueckner asked who will maintain the parking area? Answer-The Conservancy;
- Alternate Member 1 Ray Palmer asked if there will be tree cutting-Answer-some;
- Alternate Member 1 Ray Palmer asked how will illegal parking be dealt with? Answer-there will be signage and the police will be used if needed;
- Member Karl Brueckner asked if bicycles will be accommodated for? Answer-No because there is no safe way for them to get there;
- Alternate Member 1 Ray Palmer will the area be paved? No;
- Vice-Chair Deb Kossar asked what will the material of the parking area be? Answer-that has not been fully determined. There will be no imported materials. Drainage will be dealt with. The opening is currently 12 ft



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wide. They don't believe they need a culvert or drainage ditch, but when they get their curb cut approval, they will do whatever is required;

- Member Mitch Cohen asked about avoiding people from camping there. Answer-they will put up signs that says no fires, no camping, that a person is leaving WLC property and entering private property to manage the border and only open dawn to dusk. They manage several other parking areas, so they have experience with this.

### Planner Comments from Review Memo

*We are in receipt of the following items:*

- Planning Board application, dated February 5, 2024;
- Short EAF Part 1, dated January 24, 2024;
- Various pages showing the proposed improvements, dated December 1, 2023.

### Summary

*The Applicant, Woodstock Land Conservancy, proposes to construct nature trails with educational interpretation panels and a trailhead parking area to accommodate up to five (5) vehicles on a stone surface. The site is zoned A-2.5 and the ZEO has determined that this "recreational use" is permitted subject to site plan review. According to the Ulster County Parcel Viewer, the site is located outside the NYCDEP watershed regulatory area. The former Ulster and Delaware rail right-of-way appears to still be present on the site. The proposal does not include the construction of any buildings, septic system or water supply. The image only shows the lots on which the parking would be located. The trails appear to be located over three tax parcels as noted below.*

### General Comments

*1. The ZEO determined that the trails and the parking lot are subject to site plan review.*

*It should be made clear which specific properties are being used for the trails – it would appear to be tax lots 38.4-6-9.300, 38.4-6-9.200, and 38.4-6-9.110 – this should be confirmed.*

*2. Application. Please check the acreage – the total area of the three lots appears to be 21.1 acres, not 30.4 acres, as per the Ulster County Parcel Viewer. Is there an up-to-date survey for the subject properties? Note that the Schedule A refers to a 50-foot-wide right-of-way for access – where is this located – is it still in effect? Also, consent should be provided that Melissa Peterson can represent the Applicant and property owner.*

*3. Is any sign proposed at the entry, to inform trail users of the location of the trails or parking area? Where will the interpretative signs be installed? Discuss the size and construction.*

*4. Are any trees proposed to be removed? Is any surface materials being added to the trail, or are simple markers being installed (e.g., on trees) to designate the route?*

*5. As per Section 210-41 of the zoning chapter regarding site plans, the following is noted. The section does not allow a waiver from the requirements below.*

*a. The detailed development plan shall include a plan prepared by a qualified individual or firm, such as a registered architect or professional engineer. The submissions do not appear to have been prepared by an engineer, survey or architect. This should be discussed.*

*b. The following information shall be shown on the plan:*

- a map showing the applicant's entire property and adjacent properties and streets, at a convenient scale;
- the proposed location, use and design of all buildings and structures;
- existing topography, flood hazard areas, if any, and proposed grade elevations
- location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences;
- description of the method of water supply and sewage disposal and the location of such facilities;
- location and size of all signs;
- location and design of landscaping and buffer areas, location and design of lighting, power and communication facilities;



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- and any other pertinent information as may be necessary to determine and provide for the proper enforcement of this chapter.

- All exterior lighting fixtures shall comply with the then-current guidelines published by the International Dark-Sky Association.

- A stormwater pollution prevention plan consistent with the requirements of Article I and II of Chapter 168 shall be required for site plan approval when land disturbance is one acre or more.

It should be discussed with the Applicant what needs to be submitted to meet the requirement that the site plan be prepared by a professional, with the information included above.

c. In general, the parking stall layout should be shown. Are any of the parking spaces required to be accessible?  
d. Has the Applicant staked out the trail?

e. Note that for the recreational use, the use needs to meet the minimum required parking as per Section 210—29 of the zoning. However, the parking standards do not provide a parking requirement for nature trails as a recreational use. The parking requirement will be as established by the Planning Board.

Please review Section 210-29 C and D for the location and dimensions of parking, which need to be shown on the site plan. As per the regulations, in “any residential district, required automobile parking spaces shall be provided on a buildable portion of the same lot and shall not encroach on any required yards or required open area.”

The required front yard, at a minimum, should be shown.

f. It is unclear whether the trails are required to meet setback/yard requirements as a principal use.

g. Access. Basin Road is a Town Highway. The specific location where the driveway will access the road needs to be reviewed by the Highway Superintendent, and a road access permit will be required. Sight distance should be checked, given the relatively close proximity to the Route 28A intersection.

### **SEQR**

1. Type of action. As per the SEQR regulations, the action may fall under the Type II (exempt from SEQR) list of actions. This includes: “construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities”. The Planning Board Attorney should opine. Generally, the SEQR Handbook characterizes “nonresidential structures or facilities” as buildings, not parking areas or trails, especially if they are unpaved. Also, the Town of Hurley zoning defines structure as: “A static construction of building materials, including buildings, stadiums, sheds, display stands, storage bins, signs, reviewing stands, gasoline pumps, mobile dwellings (whether mobile or stationary at the time) and the like.” A parking lot is not included and is not of the nature of the examples provided. Also, the SEQR Handbook focuses on gross floor area as a type of building space as follows: “The first place to look for a specific definition of gross floor area is your local codebook (town/city/village). If these local codes have no definition, DEC provides this clarification: cellar or basement space not used for the main purpose of anon-residential facility is not considered part of the gross square foot area of the facility. However, a basement used as a sales floor or for office space would be included as part of the gross floor area. The same logic also applies to attic space. Unless explicitly included by local codes, the footprints of structures such as gas pumps and canopies are not included in the definition of gross floor area. The calculations are for the floor area of the building itself.”

2. Species. While the application may not be subject to SEQR, it may still be under the purview of the NYSDEC or USFWS. Specifically, the application notes that the Bald eagle and Indiana Bat may be present in the project vicinity. As such, the NYSDEC should be consulted to assess whether any permits would be required from that agency. Typically, depending on the scale of the project, a requirement would include not to cut trees during Indiana bat summer roosting season.





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3. *SWPPP. Given the limited nature of the improvements (subject to confirmation), a SWPPP would not be required.*

**Process**

1. *It is recommended that the site plan be updated to address comments. A site plan prepared by a professional needs to be submitted.*
2. *The Planning Board should discuss whether to conduct a field visit.*
3. *The Board can consider whether this is a Type II action.*
4. *Consultation may be appropriate with the NYSDEC.*
5. *Additional information is necessary to determine the extent to which the improvements will be visible.*

**Applicant Response**

The Applicant stated they will follow up with ZEO/CEO Economos regarding the parking requirements and handicap accessibility

**Official Actions**

- Member Mitch Cohen motioned to hold a public hearing at 6:11PM or thereafter as the Agenda allows on 2024-04-25; Alternate Member 1 Ray Palmer seconded the motion

**Discussion-**WLC would like to minimize costs so they asked if the public hearing could wait until they have dealt with the curb cut and have a more complete file

- Member Mitch Cohen motioned to withdraw his previous motion to hold a public hearing on 2024-04-25; Alternate Member 1 Ray Palmer seconded the withdrawal. There being no discussion and the motion having been made and seconded, **the motion to accept the withdrawal of the original motion** was thereupon called to a vote, which passed with the following record of votes:

Member	Vote
Peter McKnight, Chairman	Aye
Member Karl Brueckner	Aye
Member Dennis O'Clair	Aye
Member Kathryn Kiewel	Absent
Member Griff Liewa	Aye
Debra Kossar, Vice-Chair	Aye
Member Mitch Cohen	Aye
Alternate Member 1 Ray Palmer	Aye

Motion was carried by Seven (7) AYES; zero (0) Nays; one (1) Absent, Vice-Chair-Kathy Kiewel; and 0 Abstentions

**2. 7:14PM-File 2024-#03-NeverAlone-SBL-47\_3-2-11.1-SP**

Location/Zoning Dist./Acres: 20 Crofts Rd/A-2.5/33.1 acres

Application: Site Plan; Received ZEO referral received 2024-01-19/Application received: 2024-02-01

Scope of Request: revise previous SP approval from 1993 to add a 10,240 sq ft. bldg.: Gym, Activities, Rooms, offices. Population to remain at 25 clients maximum/ Use per ZEO: pre-existing non-conforming

Need: SEQRA Classification; Determine if Public Hearing required

Steve Drakulich, Architect; Glen ???Engineer and Vali?? Were present to represent the file

**Applicant Statement**

The property is a Teen Center for drug rehabilitation. They currently have a cap of 25 residents from their Site Plan approval from the Town in 1993 as a school. They do not intend to increase that capacity. They wish to build a new



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building that will house a gym, a basketball court, offices for counselors. The functions intended for the new building are already occurring on the site, but are scattered and many are not spaces that meet the code for habitable space.

### Board Questions/Comments

- Alternate Member 1 Ray Palmer asked how big is the building? *Answer 8,400 sq ft*
- Member Griff Liewa stated he has concerns that in 1 year there will be a request to increase the population? Owner Vali ?? stated that while he can't tell the future, it is not in the purpose of why he purchased it.
- Vice-Chair Deb Kossar stated she would like to see the use of the second floor clearly defined. If it's going to be built, I want to know how it's going to be used. The Use should be on the final C/O
- Member Griff Liewa asked what is the current census? *Answer-7-9 with 4 Counselors; Other Support Supervisory Staff-6; Nurses 3 & 2 per diem*
- Member Dennis O'Clair asked what is the maximum? *Answer-25*
- Alternate Member 1 Ray Palmer stated why not build the gym part, then the other part later? *Answer-it's one building, that's not cost effective, they are trying to be upfront*
- Member Karl Brueckner asked if they can have a car? No, they are not of driving age
- Vice-Chair Deb Kossar asked who is the regulating agency? Oasis
- Member Mitch Cohen asked if they plan to fill the pool in? No
- Member Karl Brueckner asked how security is handled? The whole security system has been updated. Dorm rooms are monitored with closed-circuit. The windows have a laser-beam system that sounds an alarm if opened
- Member Karl Brueckner asked what happens if someone gets out? We go get them

### Planner Meeting Comments

- It would be good to have a master plan.
- Is it a pre-manufactured building? Yes
- Will the second floor be unfinished? No, it will be offices
- Are there any day programs? No
- What is the maximum length of stay? 45 days. It is not a jail, it is voluntary

### Planner Comments from review Memo

*We are in receipt of the following items:*

- *Planning Board Site Plan Application, dated February 1, 2024, with attachments.*
- *Site Plan for Never Alone Teen Center, prepared by North Engineers & Design Associates, dated January 29, 2024, consisting of two sheets.*
- *New Teen Center for Never Alone, prepared by Steven T. Drakulich Architecture, last revised January 14, 2024, consisting of 4 sheets.*
- *Short Environmental Assessment Form, dated February 1, 2024.*

*Summary The Applicant, KMG Holdings, LLC, proposes to construct a new building at the Never Alone complex. As per the application, the present use of the property is an adolescent drug and alcohol recovery center. The cover letter indicates that the new building would result in the construction of a "teen center" which would house various functions, including but not limited to a basketball/volleyball court, game room, exercise room, meeting rooms, hair salon, and counseling offices. The narrative indicates all functions are currently provided on site in existing spaces that are undersized. The Applicant has stated that the maximum number of beds has been capped at 25 as per the original approval for the facility. The facility is presently served by onsite septic and well – it is unclear whether any upgrades will be necessary. The Applicant does propose to formalize the onsite parking in a location in front of the teen center building*

*General Comments 1. Use. On January 19, 2024, the ZEO determined that the current use is "pre-existing, nonconforming" and that site plan review is required.*

*We note the following:*



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- a. Is “pre-existing, non-conforming” actually a use? Or should this be identified as an adolescent drug and alcohol recovery center as per the information provided on the application?
  - b. Will a variance be needed to expand the pre-existing nonconforming use? Section 210-46, Continuation, states: “Any lawful building, structure or use of premises existing at the time of enactment of this chapter or any subsequent amendment thereof applying to such building, structure or use of premises may be continued although such building, structure or use of premises does not conform to the provisions thereof, except as follows....” Does the phrase “or any subsequent amended thereof apply to....use of premises” allow the expansion without a variance? The Planning Board attorney should opine.
  2. Reuse. As per the Applicant’s narrative, space is being freed up with the installation of the teen center. What will be occurring within the buildings that will no longer be needed, e.g., the gym. There should be some discussion of this.
  3. Unfinished space. The second story proposes “unfinished” space. There should be some discussion of what may occur there. Specifically, could it be used for beds? If space is being freed up by accommodating certain existing uses/activities in the new building, will there be capacity for additional beds in the other buildings? Does the applicant have a master plan that indicates plans for the overall site?
  4. New building. What is the total footprint of the proposed building, and what is the total gross floor area? We have seen varying information since submission.
  5. Site plan application. The owner of the property appears on the real property records as KMG Holdings, LLC. A “Kiril Vesselov” has signed the application as the property owner. Evidence should be provided that Kiril Vesselov can represent the application and is the property owner.
  6. GML review. It should be determined if GML review is required.
  7. Public hearing. As this is a site plan, a public hearing is optional.
  8. Referral agencies. The following is noted:
    - a. Ulster County Board of Health – unclear what utility improvements are occurring on site – this should be discussed.
    - b. Hurley Highway Superintendent – it does not appear that any new driveway or improvements are being proposed at the entrance.
    - c. Fire department. The West Hurley fire department may want to comment on the adequacy of fire access.
  9. Survey. It is difficult to make out what is existing, and what improvements are proposed, in addition to the parking and building. Is there an existing survey available?
  10. Photos. It may be useful for the Applicant to supply photos of the site for the benefit of the Planning Board’s review.
  11. Field visit. The Planning Board should discuss whether it would like to conduct a field visit.
  12. Water and septic. There are many uses in the new building that will create demand for water and septic, including a kitchen, laundry room, hair stylist, and bathrooms. Some evidence should be provided that the existing well and septic can handle the load. The applicant should provide evidence that improvements are not required as per the Board of Health review.
  13. Architectural plans and elevations.
    - a. Please show the top elevation of the building, to confirm building height.
    - b. What is proposed use of kitchen in the exercise room. When will it be used?
    - c. Please indicate the amount of floor area in the unfinished space.
    - d. Specify the specific colors to be used on the building and roof on the plans.
    - e. Sample building colors and materials should be provided for review at the Planning Board meeting.
  14. Fire Code. Are sprinklers required for this occupancy? Will fire water storage be required?
- Site Plan Review Sheet C-1
1. Bulk table.
    - a. The specific use should be identified.
    - b. The zoning district, A-2.5, needs to be noted.





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- c. All setbacks need to be included, such as the yards, both existing and proposed.*
- 2. In general, it is difficult to read the plan on the first page. It is recommended that the location and tax map be merged and made smaller, and that more of the page be dedicated to the plan itself, so it can be enlarged to be more legible.*
- 3. In general, it would be useful to have an existing conditions sheet, so it is understood what is new.*
- 4. What is "(See Note 12)" on this page? Where is Note 12?*
- 5. The prior October 2023 plan showed that the septic system would need to be expanded. What is current status?*
- 6. The name of the public roads on the site layout plan should be labeled.*
- 7. Typically, metes and bounds are provided for the property lines.*

*Sheet C-2*

- 1. Please show refuse locations, existing and proposed.*
- 2. How will the parking be striped to ensure it achieves the capacity?*
- 3. With regard to the parking calculation, it does not appear to include visitors. Also, please provide information on the aisle width between the spaces.*
- 4. The first page indicates 27 spaces are proposed – this sheet shows 25 spaces. By the inlet, this appear as one space, which would make it 24 spaces. Please clarify.*
- 5. Is the inlet already existing in the parking area?*
- 6. Please show the route of any pipes for well and septic locations, and whether it will require tree removal.*
- 7. Please show the limits of disturbance around all improvements.*
- 8. Please provide details for the proposed parking area – gravel, pavement depth, etc.*
- 9. Is any lighting proposed? It must be dark sky compliant, and LED lighting should be no more than 2700 Kelvin.*
- 10. Is any landscaping proposed?*
- 11. Sheet 4-A3 shows a fence at the road – please provide a detail and show location on the site plan.*
- 12. Please provide detail for accessible parking.*
- 13. Show location for snow storage.*
- 14. Are any drainage structures proposed?*

### **SEQR**

- 1. Type of action. As per the SEQR regulations, the action would appear to be an Unlisted Action, given the building size. The Planning Board needs to determine whether it will require coordinated or uncoordinated review.*

- 2. The site is not within the NYCDEP watershed area.*

- 3. SEAF Part 1. The EAF needs to be run through the EAF mapper. This does not appear to have been done – please see attached.*

*The following is noted:*

- a. Brief Description – the building size needs to be reviewed. Also describe other improvements and whether any spaces being reused.*
- b. Item 2 – this may require additional approvals – this will be determined through the process.*
- c. Item 3 – need to check the disturbance amount through the limits of disturbance which needs to be added to the plan.*
- d. Item 4 – there are residences around the site. Also, the land use on the site is not forest. For other, please add the use of the facility.*
- e. Item 5 – as per the ZEO determination, the use is not permitted under the zoning.*
- f. Item 7 – the site is not in a CEA.*
- g. Item 8 – more information is needed regarding vehicular trips.*
- h. Items 10 and 11 – more information is needed on the proposed well/septic service.*
- i. Item 15 – as per the EAF mapper, the site within an area known to have habitat for the timber rattlesnake.*
- j. Item 16 - According to the EAF mapper, the project site contains floodplain. However, it is associated with the NYSDEC wetland which is not proposed to be disturbed.*



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*k. Item 17 – this response does not address stormwater runoff.*

*4. Species. The Planning Board should decide whether it would like to send the application to the NYSDEC for comment, given the potential presence of the timber rattlesnake.*

*5. SWPPP. At this time, a SWPPP is not required. This needs to be confirmed once the limits of disturbance are shown.*

### **Process**

*1. It is recommended that the site plan be updated to address comments.*

*2. The Planning Board should discuss whether to conduct a field visit.*

*3. The Board can consider whether this is an Unlisted action.*

*4. Consultation may be appropriate with the NYSDEC.*

**VI.** 7:54PM-Withdrawals: None

**VII.** 7:55- Decision: None due

**VIII.** 7:56PM-Minutes: 2024-02-22

### **Official Actions**

Member Mitch Cohen motioned to accept the minutes for the 2024-02-22 meeting; Member Griff Liewa seconded the motion. There being no discussion and the motion having been made and seconded, the motion was thereupon called to a vote, which passed with the following record of votes:

Member	Vote
Peter McKnight, Chairman	Aye
Karl Brueckner	Aye
Dennis O'Clair	Aye
Kathryn Kiewel	Absent
Griff Liewa	Aye
Debra Kossar	Aye
Mitch Cohen	Aye
Alternate Member 1 Ray Palmer	Aye

Motion was carried by Seven (7) AYES; zero (0) Nays; one (1) Absent, Vice-Chair-Kathy Kiewel; and 0 Abstentions

**IX.** 7:59PM-Correspondence: None

**X.** 8:00PM-ZBA referral-None

**XI.** 8:01PM-Action Items: Decide whether to record and post meetings-tabled to 2024-03-28 Agenda

**XII.** 8:02PM-Local Law referrals: None

**XIII.** 8:03PM- Next Meeting: Thursday, 2024-03-28; Application Deadline: Thursday, 2024-03-07

**XIV.** 8:04PM- Pre-Application Meeting: None

**XV.** 8:05PM-Board Time-

- Member Mitch Cohen asked if the pre-meeting could be moved to 3:00PM as he would like to attend.



**TOWN OF HURLEY PLANNING BOARD**  
**PO BOX 569**  
**Hurley, New York 12443**  
[planning@townofhurley.org](mailto:planning@townofhurley.org)  
**(845)331-7474 Ext. 6**

Minutes of Meeting Held on 2024-02-22

- Member Mitch Cohen, Member Karl Brueckner and Alternate Member 1 Ray Palmer asked if the Town would pay for them to attend the NYPF conference in Saratoga on April 7-9? The Clerk said she would check. The Clerk reminded Members to put training certificates in their folder on the G drive

**XVI.** 8:10PM- Sign Maps: None as of Agenda creation

**XVII.** 8:11PM- Adjourn

**Official Actions**

Member Mitch Cohen motioned to adjourn; Member Karl Brueckner seconded the motion. There being no discussion and the motion having been made and seconded, the motion was thereupon called to a vote, which passed with the following record of votes:

<b>Member</b>	<b>Vote</b>
Peter McKnight, Chairman	Aye
Member Karl Brueckner	Aye
Member Dennis O'Clair	Aye
Member Kathryn Kiewel	Absent
Member Griff Liewa	Aye
Debra Kossar, Vice-Chair	Aye
Member Mitch Cohen	Aye
Alternate Member 1 Ray Palmer	Aye

Motion was carried by Seven (7) AYES; zero (0) Nays; one (1) Absent, Member-Kathy Kiewel; and 0 Abstentions

Meeting adjourned at 8:15PM

Respectfully Submitted,

Maggie Colan, Clerk  
Date Prepared: 2024-03-08

Approved: