

Town of Hurley
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Planning Board

National Historic Landmark

The **Regular Monthly Meeting** of the **TOWN OF HURLEY PLANNING BOARD** was held on **Monday, October 4, 2004** at **7:00 P.M.** at the Hurley Town Hall, 10 Wamsley Place, Hurley, New York.

BOARD MEMBERS PRESENT: Paul Hakim, Chairman; Karl Brueckner, Don Beesmer, Richard Giebelhaus, Richard Gramzow, and Wayne Rice. A quorum was present.

Present on Floor: Miles Putman, Shuster Associates; Paul Economos, Code Enforcement Officer; Mark Goldfarb, Andy Burgher; Chris Farrell, Dan LaFever; James McGrath; Carrie Donoghue, Rex Sanford; Bert Winne; Elaine Devine; Joe Marino, Joseph Fleming, engineer, Machree Quaker, Christine Barker, Max Mauer and Richard Rothe.

Mr. Beesmer made a motion to open the meeting. Mr. Rice seconded the motion. Motion carried unanimously.

Mr. Hakim asked the Board to review the **Regular Meeting Minutes of September 13, 2004**. Mr. Beesmer made a motion to accept the Regular Meeting Minutes. Mr. Giebelhaus seconded the motion. Motion carried unanimously.

7:00 PM MARK GOLDFARB for a HOME OCCUPANCY /SITE PLAN located on WITCHTREE ROAD, WEST HURLEY, NY (SBL: 38.006-3-58)

A public hearing was held.

The site measures a "footprint" of 512 sq. ft. and the home occupancy code is limited to 500 sq. ft. Mr. Economos, Code Enforcement Officer, issued code violation to Mr. Goldfarb. Mr. Goldfarb has made an application to the Zoning Board of Appeals to appeal Mr. Economos' decision. The Zoning Board of Appeals will meet with Mr. Goldfarb and make their decision.

This proposal was submitted to the Ulster County Planning Board for their review at their October 6, 2004 meeting. The Planning Board will await their recommendations and comments.

7:15 PM LISA TUMBLESON, (Andy Burgher, agent), for a 2-LOT SUBDIVISION, HOLLAND DRIVE, WEST HURLEY, NY (SBL: 38.006-5-26.1 & 26.2)

A public hearing was held.

The Board stated there were no significant environmental findings in the S.E.Q.R review and that a negative declaration be declared. Mr. Beesmer motioned that the Negative Declaration be declared. Mr. Gramzow seconded the motion. Motion carried unanimously. Mr. Hakim signed

the negative declaration.

Mr. Giebelhaus made a motion to grant a **final approval**. Mr. Beesmer seconded the motion. Motion carried unanimously.

A fee of \$125.00 was paid to the Town of Hurley.

7:30 PM CHRIS FARRELL, DAN LEFEVER, (Bill Beesmer, agent), FARRELL OIL COMPANY, CHANGE OF OCCUPANCY, WOODSTOCK PERCUSSION, ROUTE 28A, WEST HURLEY, NY (SBL: 47.001-3-21.1)

A public hearing was held.

The Board stated there were no significant environmental findings in the S.E.Q.R review and that a negative declaration be declared. Mr. Giebelhaus motioned that the Negative Declaration be declared. Mr. Brueckner seconded the motion. Motion carried unanimously. Mr. Hakim signed the negative declaration.

Mr. Brueckner made a motion to grant a **final approval**. Mr. Giebelhaus seconded the motion. Motion carried unanimously.

A fee of \$3,150.00 is due.

7:45 PM. CARRIE DONOGHUE, (Rex Sanford, agent) for a SPECIAL USE PERMIT, located on ROUTE 28, WEST HURLEY, NY (SBL: 38.004-5-13)

A public hearing was held.

The Board has submitted the proposal to the Ulster County Planning Board. The Board will await the receipt of the recommendations and comments of the Ulster County Planning Board.

Ms. Donoghue asked if there is a requirement of hours of operation. The Planning Board stated there is none.

A fee of \$250.00 is due.

Mr. Hakim will need to abstain from voting.

8:00 ELAINE & BRIAN DEVINE, for a HOME OCCUPANCY /UPHOLSTERY WORKSHOP, located on 316 SPILLWAY ROAD, WEST HURLEY, NY (SBL: 46.004-3-30)

The Planning Board is awaiting the recommendations and comments from the Ulster County Planning Board.

A fee of \$150.00 is due.

8:15 PM, RICHARD & ALICE HOFFMAN for a VISUAL ASSESSMENT REVIEW located on BOYCE ROAD, GLENFORD, NY (SBL: 37.002-1-7.1)

Mr. Graff, contractor, was present.

At the last meeting, the Planning Board was concerned with the white color proposed for the home facing south.

Mr. Graff submitted a sample of a brownish (medium bronze) galvanized material to be used for the roof. The exterior of the house will be a light green shown by samples of color presented to the Board. Mr. Graff asked if white trim facing the north towards Boyce Road could be used. The Board had no objection to any of the colors of material. The only issue left open was the lighting. There should be a limit to the clearing of land until approval has been given. The Board asked if they could see a topographical map of the property and require lighting cut sheets. Mr. Graff will provide the documents.

The Planning Board did do a site visit.

Mr. Brueckner made a motion to grant a **conditional final approval** pending the submission of lighting cut sheets. Mr. Gramzow seconded the motion. Motion carried unanimously.

8:30 PM, MACHREE QUAKER & CHRISTINE BARKER (George Rycar, agent) for a VISUAL ASSESSMENT REVIEW located on HIGH ROCKS ROAD, GLENFORD, NY (SBL: 37.002-5-42)

Ms. Quaker and Ms. Barker were present.

Ms. Quaker submitted to the Board the required samples of building material for exterior of building and roof.

The site visit was completed by the Planning Board. They had no objections to the proposal. The house is below the ridges and really does not have a visual impact. There will be no cutting of trees. The house will be sided with cedar and a galvanized roof.

Mr. Brueckner made a motion to grant **final approval**. Mr. Giebelhaus seconded seconded the motion. Motion carried unanimously.

8:45 P.M. PRE-APPLICATION FOR SHOKAN BLUFFS LLC (Larry Wolinski, agent), 19-LOT SUBDIVISION, SPILLWAY ROAD, WEST HURLEY, NY (SBL: 46.002-2-30)

Mr. Marino and Mr. Fleming were present. Mr. Fleming, the engineer, made a presentation of changes made to their original sketch plan. The subdivision has been decreased from 19 lots to 15 lots which brings the two undersized lots up to zoning requirements.

The private road is being designed at this time as two lanes into the subdivision, as egress and ingress from Spillway Road. The concern still remains that the private road needs to be 1,200 feet in length and a 12% grade.. The private road at this time is 2000 feet. The Planning Board suggested that they contact the County Highway Dept. in regard to the road, driveways, etc.

The new sketch shows a few flag lots. The Planning Board feels there is too many and Mr. Fleming stated he would try and make them smaller.

The Planning Board discussed with Mr. Fleming the need for test holes, Board of Health approvals, septic systems and drainage issues to be done on the lots.

There is more work that has to be done on this proposal. No plans have been submitted for application at this time.

9:00 PM, BREH HOLDING CORP,(Bert Winne and Richard Rothe, agent), DAVID ODEN,5-LOT SUBDIVISION, DUG HILL ROAD, HURLEY, NY (SBL: 47.003-3-24.26)

Mr. Winne and Mr. Rothe were present.

Mr. Winne and Mr. Rothe explained to the Board that the biggest change at this time is the common driveway for Lot #4 which has been extended to include Lot #5

There are still details which include wetland disturbance, must have a stream disturbance permit from the NYSDEC, storm water management, road grades, guardrails, site disturbance, septic, and drainage issues.

Mr. Rothe will continue to work on the engineering part of the proposal.

9:15 PM, NEVER ALONE (Richard Rothe, agent), TEEN REHABILITATION CENTER, SITE PLAN REVIEW, CROFTS ROAD, HURLEY, NY (SBL: 47.003-2-11.1)

Mr. Mauer and Mr. Rothe were present.

Mr. Rothe explained to the Board that Never alone is proposing to expand the center with additional bedrooms to accommodate residents and create a female cafeteria. The expansion will include five additional employees.

Mr. Rothe explained that a new sign is proposed to be on both sides of the road. Only a painted board is the sign at this time.

Mr. Mauer met with Gary Bellows, Town Supervisor, to put in place a protocol for when a resident leaves the premises without permission. The Town will start of telephone chain among the neighbors. Mr. Mauer also met with the State Police and Sheriff's Department for protocol in this case. Mr. Mauer acknowledges his staff also will monitor the children and security in this case is very well put into place.

Mr. Mauer explained to the Board what Never Alone actually does for teenagers. He explained that the Center is for children who have drug and alcohol problems and are brought to the Center by their

parents for them to receive help and guidance through difficult times. They are not children who are involved in any type of crime. They come voluntarily to receive help.

The Planning Board will like to have sign details, Board of Health approval and elevations in regard to the expansion.

Mr. Giebelhaus made a motion to schedule a Public Hearing for the November 1, 2004 Planning Board Meeting. Mr. Rice seconded the motion. Motion carried unanimously.

Mr. Victor Behoriam was present. He is awaiting the Road Maintenance Agreement. He had a question on the private road bond? A fee of \$525.00 was paid.

The meeting was adjourned at **9:30 p.m.**

Respectfully submitted,

Dale Whipple
Secretary
October 17, 2004