

Town of Hurley
P.O. Box 569
Hurley, New York 12443
Tel: 845-331-1177
Fax: 845-331-0058



Planning Board

National Historic Landmark

AGENDA
MONDAY, JANUARY 3, 2005

Miscellaneous Topics:

Minutes

Correspondence

7:00 PM

PUBLIC HEARING
MICHAEL LARUBBIO, ROBERT LARUBBIO &
MARILYNN CONLEDO
3-LOT SUBDIVISION
(Colin Houston, Agent)
SPILLWAY ROAD
WEST HURLEY, NY

7:20 PM

PUBLIC HEARING
PETER GOERTZEL
REAL ESTATE OFFICE
98 WALL STREET
WEST HURLEY, NY

7:40 PM

PUBLIC HEARING
ANTHONY & MONIQUE RUSSO
(Bert Winne, agent)
5-LOT SUBDIVISION
BASIN ROAD
WEST HURLEY, NY

8:00 PM

NEVER ALONE
TEEN REHABILITATION CENTER
SITE PLAN REVIEW
CROFTS ROAD
HURLEY, NY

8:20 PM

**BREH HOLDING CORP.
(Richard Rothe, Bert Winne, agents)
5-LOT SUBDIVISION
DUG HILL ROAD
HURLEY, NY**

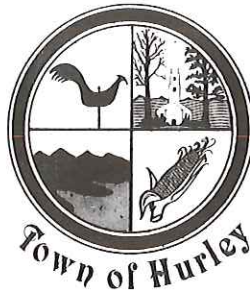
8:40 PM

**PRE-APPLICATION MEETING
JOSH KRONER (Colin Houston, agent)
FORMER TERRAPIN RESTAURANT
LOT LINE REVISION
SPILLWAY ROAD
WEST HURLEY, NY**

9:00 PM

**MATTHEW SIRNI
VISUAL ASSESSMENT REVIEW
EAGLES NEST ROAD
HURLEY, NY**

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HURLEY PLANNING BOARD

PUBLIC HEARING MINUTES: MONDAY, JANUARY 3, 2005

**PETER GOERTZEL, HOME OCCUPANCY, REAL ESTATE OFFICE, 98 WALL STREET
WEST HURLEY, NY (SBL: 38.010-3-34)**

The **TOWN of HURLEY PLANNING BOARD** held a public hearing meeting at 7:20 p.m. on Monday, January 3, 2005 at the Hurley Town Hall, 10 Wamsley Place, Hurley, NY.

BOARD MEMBERS PRESENT: Paul Hakim, chairman; Karl Brueckner, Richard Giebelhaus, Richard Gramzow, Wayne Rice, and Joe Vidal. A quorum of members was present.

PRESENT on FLOOR: Miles Putman, Town Planner of Shuster Associates, Paul Economos, Code Enforcement Officer, Peter Goertzel.

Purpose of meeting: To hear public input on application of PETER GOERTZEL, HOME OCCUPANCY, REAL ESTATE OFFICE, 98 WALL STREET WEST HURLEY, NY

Mr. Goertzel was present.

Mr. Giebelhaus motioned to open the public hearing. Mr. Vidal seconded the motion. Motion carried unanimously.

Mr. Hakim read the notice of public hearing.

Mr. Goertzel was present. No public was present.

Mr. Goertzel explained he was proposing to have a home occupancy real estate consultant's office with no employees, customers or parking at his home.

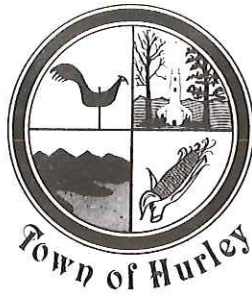
Mr. Hakim asked if there were any questions from the Board. There were none.

Mr. Giebelhaus made a motion to close the public hearing. Mr. Gramzow seconded the motion. Motion carried unanimously.

Respectfully submitted,

Dale Whipple
Secretary
1/17/04

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HURLEY PLANNING BOARD

PUBLIC HEARING MINUTES: MONDAY, FEBRUARY 7, 2005

BREH HOLDING CORP./DAVID ODEN

The **TOWN of HURLEY PLANNING BOARD** scheduled a public hearing at 7:00 p.m. on Monday, February 7, 2005 at the Hurley Town Hall, 10 Wamsley Place, Hurley, NY.

BOARD MEMBERS PRESENT: Paul Hakim, chairman; Karl Brueckner, co-chairman; Donald Beesmer, Richard Giebelhaus, Richard Gramzow, Joe Vidal and Wayne Rice.

PRESENT on FLOOR: Miles Putman, Town Planner of Shuster Associates, Paul Economos, Code Enforcement Officer.

Purpose of meeting: To hear public input on application of BREH HOLDING CORP., David Oden, 5-Lot Subdivision located on DUG HILL ROAD, HURLEY, NY. (SBL: 47.3-3-24.26)

Mr. Vidal made a motion to open the public hearing. Mr. Brueckner seconded the motion. Motion carried unanimously.

No representative or public were present for this public hearing.

The Board agreed to schedule another public hearing for next month's Planning Board Meeting to be held on March 7, 2005 at 7:00 p.m.

Mr. Vidal motioned to close the public hearing meeting. Mr. Brueckner seconded the motion. Motion carried unanimously. The public hearing was closed at 7:05 p.m.

Respectfully submitted,
Dale Whipple

DATE: February 20, 2005

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The **Regular Monthly Meeting** of the **TOWN OF HURLEY PLANNING BOARD** was held on **Monday, February 7, 2005 at 7:00 P.M.** at the Hurley Town Hall, 10 Wamsley Place, Hurley, New York.

BOARD MEMBERS PRESENT: Paul Hakim, Chairman; Karl Brueckner, co-Chairman; Donald Beesmer, Richard Giebelhaus, Richard Gramzow, Joe Vidal and Wayne Rice. A quorum was present.

Present on Floor: Miles Putman of Shuster Associates, Paul Economos, Code Enforcement Officer; Anthony Russo, Bert Winne, land surveyor; Richard Rothe, engineer, Matthew Sirni, Richard Lewis, Mr. Davidowich, and Gerry Torterello.

7:00 P.M. 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)

A public hearing was scheduled for tonight's meeting. No representative or public were present. The Board agreed to reschedule the public hearing for next month's Planning Board meeting to be held on Monday, March 7, 2005 at 7:00 p.m.

7:20 P.M. ANTHONY & MONIQUE RUSSO, 5-LOT SUBDIVISION, BASIN ROAD, WEST HURLEY, NY (SBL: 38.004-6-2.4.5 & 6: & 38.004-1-3 (Town of Kingston)

Mr. Russo and Mr. Winne were present.

Mr. Winne submitted the final maps.

The Board asked that a "disclaimer" notation for Board of Health Approval needed for Lot #3. Mr. Winne will make the revision to the final mylar and maps.

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

Mr. Beesmer made a motion to grant a **conditional final approval** pending the revision to the map as stated above. Mr. Brueckner seconded the motion. Motion carried unanimously.

Mr. Winne will bring the final mylar and maps for the Planning Board members to sign and will

take the final mylar & maps to the Town of Kingston Planning Board for their signatures and submit the maps to the Hurley Planning Board.

A total fee of \$225.00 is due.

7:30 P.M. MATTHEW SIRNI, VISUAL ASSESSMENT REVIEW, EAGLES NEST ROAD, HURLEY, NY (SBL: 55.002-3-10)

Ms. Sirni was present.

The Board members did a site visit on January 8th, 2005. There was a question of the limit of site disturbance. The map must show how far of disturbance is planned. Mr. Economos does have a map showing the limit of disturbance. Mr. Sirni will obtain an initialed map to show limit of disturbance.

Mr. Beesmer made a motion to grant a **final approval** for the visual assessment review. Mr. Rice seconded the motion. Motion granted unanimously.

7:45 P.M. NEVER ALONE (Richard Rothe, agent), TEEN REHABILITATION CENTER, SITE PLAN REVIEW, CROFTS ROAD, HURLEY, NY (SBL: 47.003-2-11.1)

Mr. Richard Rothe, engineer, and Mr. Mauer were present.

The Board asked Mr. Mauer if anything will change on the site plan. He stated it would not. Mr. Mauer has agreed to place a fence around the basketball/recreation area in order not to disturb the immediate neighbors.

The Board asked Mr. Mauer if he is willing to accept "no further expansions" as part of the proposed site plan of the increase to 28 beds before the Board at this time. Mr. Mauer stated he would not accept it.

Mr. Mauer explained that he does not know what is in the future in relation to this facility. He feels that it took 12 years for this proposal and he is wanting only three additional beds.

The Board stated that back in 1992 when Never alone was first approved, it was stated in the minutes from 1992 that the facility would be limited to 25 beds and that an outside security service would be hired by the facility for overnight and this has not been done. Mr. Mauer stated that Never Alone is a home like facility, not a detention center, and feels that a outside security service would not be needed. Mr. Mauer understood that the 1992 minutes said that any further expansions would need to come back to the Planning Board for a site plan review. The Board feels that this facility could be operating under a Special Use Permit around a 25 bed with proper septic & water systems or was it a Site Plan Review. The Board will need to investigate the 1992 approval before making any decision.

The Board will meet at a Workshop Meeting with Mr. Mauer and Mr. Rothe present in the near future. The Board will contact Mr. Rothe after they have completed their investigation of the 1992 approval and can discuss the proposal further at that time.

8:30 P.M. JACK GILL C/O RICHARD LEWIS, TOMLEW OF HURLEY, LLC PRE-APPLICATION/CONCEPTUAL PRESENTATION ROUTE 209/LUCAS AVENUE HURLEY, NY (SBL: 55.004-4-1, 2, 14 -- 16.22; 10-32; 55.012-4-26 & 27)

Mr. John Gill, Mr. Richard Lewis, Mr. Darren Davidowich, and Ms. Gerry Torterello were present.

Mr. Lewis explained that he is a Marlboro based developer who is working with John Gill, owner of the land and US Home of Fishkill, NY in the design and construction of active adult community living made available for 55 and older as a need for the community and the proper use of this land. This concept is being proposed in other counties such as Westchester, Orange and Dutchess. Many residents of towns would like to stay in the area to be near their families but want to sell their homes and live in a low maintenance housing without having to leave the area completely.

Mr. Davidowich, vice president of US Home, stated that they are listed on the stock exchange and have been successful with the concept of active adult community living projects. He noted that four communities are now in the process of being constructed. He stated that this proposal of "Hidden Forest" is for 652 units, 228 duplex and 424 one story, single family homes to be constructed on 400+ acres to include a 18,000 square foot community center, inside and outside swimming pools, tennis courts, bocce, greenhouse and auditorium. A gated entrance manned by a security guard off of US Route 209 near the Rail Trail and egress onto Lucas Avenue Extension. All septic, water and roads would be provided and maintained by Hidden Forest. The residents would pay taxes to the Town of Harley, but would not need any of the Town's services so their taxes could be used for other needs. Mr. Davidowich explained that there would be 303+ acres left as open space and a large buffer would blend into the surroundings. There would not be any fences, walls, etc constructed and the roads would be private. The price of these units would range approximately \$200,000 to \$300,000 for the duplex and mid \$300,000 to \$375,000 for a single home.

Ms. Torterello introduced herself as counsel for US Homes and who will work closely with the Town of Hurley throughout the process.

The Town of Hurley has made this project as a Planned Residential District Development which will need Sketch Plan Approval, conduct Public Hearings, and detailed Site Plan Approval. To commence with this process, the next step would be a Full Environmental Assessment Review and Lead Agency Determination would be required.

The public had a chance to note their concerns. A couple of concerns would be the impact on the Fire District and water problems.

Mr. Lewis stated that this project would probably take two to two and one-half years to obtain approvals.

Miscellaneous Topics:

Mr. Peter Stott was present. He is interested in buying property on Harley Avenue across and between Hillside and Davis Street in Harley, NY. He is looking into a 2-3 Lot Subdivision of 3 -4 bedroom single family homes. Some of the land is historical. He asked the Board and Mr. Putman if he needed an archeologist survey done? Mr. Putman answered his questions.

Mr. Ernie DiSantos was present. He wanted to ask the Board about property being conveyed to his parcel of land from his family and wanted to know if the entire parcel would need to be surveyed. The Board stated he would only have to survey the parcel being conveyed to him. It would be treated as a lot line revision. His questions were answered.

Mr. Hakim asked the Board to review the **Regular Minutes** of January 7th, 2005 and the **Public Hearing Minutes** of **MICHAEL LARUBBIO, ROBERT LARUBBIO & MARILYNN CONLEDO, PETER GOERTZEL, and ANTHONY & MONIQUE RUSSO**. Mr. Gramzow noted a minor change in the Breh Holding stating a 30 ft guiderail to read a guiderail. The secretary will make the change in the minutes. Mr. Vidal made a motion to accept the Regular Meeting Minutes and Public Hearing Minutes. Mr. Beesmer seconded the motion. Motion carried unanimously.

Mr. Hakim stated to the Board that Mr. Paul Keller, Attorney, is taking over the Road Maintenance Agreement matter from Mr. J. Darwak of Victor Behoriam's 5 lot subdivision as the subdivision has been purchased by Mr. Michael Provenzano and there is a conflict of interest.

Mr. Economos had a question on the road bond for the Behoriam/Provenzano subdivision. The Board will insist that the road be completed before a Certificate of Occupancy is issued. Mr. Economos also noted that he is in the process of straightening out the situation with Mr. Michael Shultis' subdivision that was not approved by the Planning Board pending the submission of a Road Maintenance Agreement. Somehow the maps were submitted and accepted by the Ulster County Clerk's Office has being finalized. Mr. Economos cannot give a CO under this condition. The Board would like to see the maps and possibly sign them if the maps are in order.

Mr. Vidal made a motion to close the regular meeting. Mr. Rice seconded the motion. Motion carried unanimously.

The meeting was adjourned at 9:45 PM.

Respectfully submitted,

Dale Whipple
Secretary
2/20/05