

Town of Hurley
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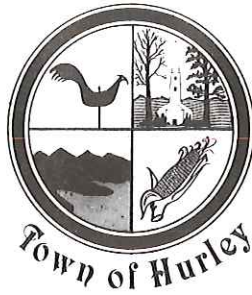
Planning Board

National Historic Landmark
AGENDA
MONDAY, MARCH 7, 2005

Miscellaneous Topics:
Minutes
Correspondence

- 7:00 PM** **PUBLIC HEARING**
BREH HOLDING CORP.
(Richard Rothe, Bert Winne, agents)
5-LOT SUBDIVISION
DUG HILL ROAD
HURLEY, NY
- 7:15 PM** **NEVER ALONE**
TEEN REHABILITATION CENTER
SITE PLAN REVIEW
CROFTS ROAD
HURLEY, NY
- 7:30 PM** **OVERLOOK ENTERPRISES**
(Robert Young Associates, agent)
SITE PLAN REVIEW/SPECIAL USE PERMIT
DENTAL OFFICE
1260 ROUTE 28
WEST HURLEY, NY
- 7:45 PM** **SPM ASSOCIATES**
2-LOT SUBDIVISION
KINGSWOOD KNOLLS
HURLEY, NY
- 8:00 PM** **SPM ASSOCIATES**
RE-CERTIFICATION OF MAPS
LOT LINE REVISION
LUCAS AVENUE/TWIN LAKES
HURLEY, NY

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Planning Board

National Historic Landmark

The **Regular Monthly Meeting** of the **TOWN OF HURLEY PLANNING BOARD** was held on **Monday, March 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 and Wayne Rice. A quorum was present.

Present on Floor: Miles Putman of Shuster Associates, Paul Economos, Code Enforcement Officer; Al Mayone, Town Board member; David Oden; Richard Rothe, engineer; Abby & Lloyd Gross, Robert Young, David Letersky and Paul Hakim.

7:00 P.M. BREH HOLDING CORP,(Richard Rothe, agent), DAVID ODEN, 5-LOT SUBDIVISION, DUG HILL ROAD, HURLEY, NY (SBL: 47.003-3-24.26)

A public hearing was held.

The Board has asked Mr. Oden and Mr. Rothe to obtain the DEC stream crossing permit, a letter of approval by the Town Engineer, Brinnier & Larios on the road issues and a letter of approval from the Board of Health.

Mr. Oden and Mr. Rothe will return to the next Planning Board Meeting next month.

7:20 P.M. NEVER ALONE (Richard Rothe, agent), TEEN REHABILITATION CENTER, SITE PLAN REVIEW, CROFTS ROAD, HURLEY, NY (SBL: 47.003-2-11.1)

Richard Rothe, engineer was present.

Mr. Max Mauer is away on vacation and Mr. Rothe asked the Board to reschedule a time at the next meeting for Mr. Mauer to be present.

The Planning Board was in agreement with this request and will table this proposal until Mr. Mauer returns from vacation.

Mr. Rothe asked that he and Mr. Mauer be placed on next month's agenda. This will be done.

7:30 P.M. OVERLOOK ENTERPRISES, (Robert Young Associates, agent), SITE PLAN REVIEW/SPECIAL USE PERMIT, DENTAL OFFICE, 1260 ROUTE 28, WEST HURLEY, NY (SBL: 38.004-5-19)

Mr. Robert Young, architect, was present.

Mr. Young explained the proposal of an amended special use permit to add a Dentist's Office into an existing office which was previously Overlook Enterprises Builders located in the Route 28 Overlay District. Mr. young explained that the office will consist of a single Dentist with one chair and one receptionist. Dr. Millner is the dentist. The parking lot already exists with access for handicapped. There are front and rear lights over the doors. He stated nothing will change on the outside of the building. There will be some minor changes inside the building. The Board asked that Mr. Young specify on the plan the lighting and lighting should be shielded down similar to the Hurley Ridge Market's lighting. Mr. Young did show the Board a picture of the sign to be proposed but will need to scale it down some. That will be done.

The Board is asking for revised maps showing a drawing of the sign within the allowed limit, Board of Health approval for sanitary system and specify the lighting.

Mr. Giebelhaus made a motion to schedule a Public Hearing. Mr. Brueckner seconded the motion. Motion carried unanimously.

A public hearing will be scheduled for Monday, April 4, 2005.

Mr. Young will provide the Planning Board with a list of the adjoining property owners' names and addresses.

The proposal will need to be submitted to the Ulster County Planning Board of their review and comments.

*Please note that Mr. Hakim excused himself at this time from the Planning Board.

7:45 P.M. SPM ASSOCIATES, 2-LOT SUBDIVISION, KINGSWOOD KNOLLS, HURLEY, NY (SBL: 55.004-9-7.8)

Mr. Hakim was present.

Mr. Hakim explained that his proposal is to subdivide a six acre lot into two lots with one being 1.9 acres and one being 3.9 acres which includes an area under the power lines. This is in the R-1 District. This is Lot 8 of the prior 10-lot subdivision approved by the Town back in 1991.

The Planning Board needs to see a map showing the proposed houses, septic, well and driveway locations, existing drainage facilities, proposed disturbance area and areas calculated.

Mr. Beesmer made a motion to schedule a Public Hearing. Mr. Rice seconded the motion. Motion carried unanimously.

A public hearing will be scheduled for Monday, April 4, 2005.

Mr. Hakim will submit to the Planning Board the adjoining property owners names and addresses.

**8:00 P.M. SPM ASSOCIATES, RE-CERTIFICATION OF MAPS, LOT LINE REVISION
LUCAS AVENUE/TWIN LAKES, HURLEY, NY (SBL: 55.004-9-14 & 15)**

Mr. Hakim was present.

Mr. Hakim noted that this lot line revision was presented to the Planning Board in 2002. He was granted a final approval but the maps were not submitted to the Ulster County Clerk's Office. The Board requires a set of new maps.

Mr. Brueckner, chairman, stated that a Public Hearing would need to be scheduled.

Mr. Rice made a motion to schedule a Public Hearing. Mr. Giebelhaus seconded the motion. Motion carried unanimously.

A public hearing will be scheduled for Monday, April 4, 2005.

Mr. Hakim will submit a list of the adjoining property owners' names and addresses.

Miscellaneous Topics:

Abby and Lloyd Gross were present. The Gross' reside on Van Dale Road in West Hurley. Ms. Gross is a mortgage officer for Centennial Mortgage in Kingston, NY. She has an office in her home to take information over the phone, and she processes mortgages electronically from her computer. There are no employees, customers, parking, signs, etc. at her home office. Ms. Gross explained that in order to conduct this business in her home, New York State Banking Department requires her to apply for a separate license and she pays a \$750.00 fee each year.

The proposal is required to be sent to the Ulster County Planning Board for their review.

Mr. Giebelhaus made a motion to waive a public hearing. Mr. Brueckner seconded the motion. Motion carried unanimously.

Mr. Giebelhaus made a motion to grant a conditional final pending the recommendations and comments from the Ulster County Planning Board.

Ms. Gross paid a \$150.00 fee to the Town of Hurley.

The Planning Board will contact Ms. Gross as soon as the Ulster County Planning Board sends their comments.

Mr. Hakim had received from Linda Esposito of Dug Hill Road, Hurley, an application for a home office in her home. Ms. Esposito was not present. Her business "House Setters" prepares homes for sale. She does this at the homes of her clients. Her home office is used for telephone calls, computer use and receiving mail. There are no employees, customers, parking, signs, etc. planned. Mr. Rice made a motion to waive a public hearing. Mr. Giebelhaus seconded the motion. Motion carried unanimously. Mr. Rice made a motion to grant a final approval. Mr. Beesmer seconded the motion. Motion carried unanimously.

Mr. & Mrs. David Letersky was present. Mr. Letersky was interested in purchasing the Newcombe property that was reviewed a couple of months ago by the Planning Board. The property is 18+ acres and is located on Millbrook Avenue in Hurley. The Planning Board explained that this property could not be subdivided because there is only a 30 foot frontage and Town Code requires a 50 foot frontage. The Planning Board stated that the property could be sold as one parcel.

Mr. Al Mayone was present. He stated to the Board that the Fire Chief of West Hurley would like to attend a Planning Board meeting. He would like 20 minutes. The Planning Board will put him on the next month's agenda.

Mr. Paul Economos was present. Mr. Economos explained a few items to be reviewed and discussed by the Planning Board.

1. The Cipriano subdivision approved a couple of years ago. Jack Darwak contacted Mr. Economos to make him aware that the 20 foot drainage easement was never deeded over to the Town of Hurley by Cipriano's attorney. This was part of the approval process by the Planning Board. Mr. Hakim will contact Mr. Darwak to discuss this issue.

2. As for the Route 28 Overlay District, is a mechanic's garage permitted in the B1 & B2 District. The opinion is that a Service Repair is allowed in the Light Industrial because of the noise impact.

3. A Hurley resident complained that in the Historic District is a satellite dish allowed to be installed on a Historic House? The Planning Board feels it should be allowed.

4. The Town has a illegal subdivision that was granted a conditional final approval in 2002 pending a Road Maintenance Agreement. The maps were never signed by the Planning Board granting a final approval. Thus, they were submitted into the Ulster County Clerk's office illegally. The Planning Board suggested a letter be sent by Mr. Darwak to the Ulster County Attorney's office. Mr. Hakim will contact Mr. Darwak to see what direction to go in to rectify this situation.

Mr. Putman mentioned that the Provenzano property on Lucas Avenue has a 2 acre lot that is part of the Town of Ulster. A public hearing is scheduled for 3/17/05. It is not relevant to the Town of Hurley.

The Planning Board asked Mr. Economos if he could call Carrie Donoghue about the bright light at her business on Route 28. It was part of the final approval of her site plan to install another light that is dimmer than what is there at this time.

Mr. Hakim mentioned that he has talked with Joe Miranti of the Ulster County Health Dept. about reviewing maps submitted by Meddenbach and Eggers on the Victor Behoriam 5 lot subdivision on Route 28, West Hurley.

Mr. Hakim would like to schedule a joint meeting between the Planning Board and The Zoning Board to go over a laundry list of items in order to possibly update the Zoning Code i.e. home occupation, floor area, etc. Mr. Putman submitted a letter to the Planning Board regarding home occupancies for their review.

Mr. Hakim asked the Board to review the **Regular Minutes** of February 7th, 2005 and the **Public Hearing Minutes** noting no one present to represent Mr. David Oden. Mr. Beesmer made a motion to accept the Regular Meeting Minutes and Public Hearing Minutes. Mr. Giebelhaus seconded the motion. Motion carried unanimously.

Mr. Beesmer made a motion to close the regular meeting. Mr. Brueckner seconded the motion. Motion carried unanimously.

The meeting was adjourned at **8:30 PM**.

Respectfully submitted,

Dale Whipple
Secretary
March 20, 2005