



STEVE DRAKULICH  
& ASSOCIATES

3/6/24

Hurley Planning Board  
c/o Maggie Colan, Planning Board Clerk

RE: Never Alone Site Plan Review - Resubmission

Please see the attached documents, which include:

1. Existing Site Survey newly submitted 5-25-23
2. C-1 Overall Site Plan revised 3-1-24
3. C-2 In the large Site Plan revised 3-1-24
4. C-3 Site Erosion Control new 3-2-24
5. 4-A1 First Floor Plan revised 3-4-24
6. 4-A2 Attic Floor Plan revised 3-4-24
7. 4-A3 East & West Elevations revised 3-4-24
8. 4-A4 North & South Elevations and Building Section revised 3-4-24
9. Site Lighting Plan 10-20-23, including fixture cuts.

Thank you for your attention and comments at our first Planning Board Meeting on Thursday, February 22, 2024, and the subsequent Site Visit on Thursday, February 29, 2024. Based upon those discussions we have revised our documents and submit the following narrative of specific responses to your concerns and Bonnie Franson's comments of February 21, 2024. Our responses are the comments specifically addressed in our direction. All others are noted for their responsibility.

#### General Comments

1. Use: "pre-existing, nonconforming": The Planning Board attorney should opine.
2. Reuse of existing spaces in other buildings on site where the function will be relocated to Building 4. The following is a list of the proposed Building 4 functions and their current location and status:
  - a. Gymnasium: currently there is no gymnasium on site. There is an existing exterior basketball court, that can only be used weather permitting.
  - b. Game Room: originally the game room was located in the basement of Building 1. That space had only one means of egress and a very low ceiling. The function was relocated to the first floor of Building 1, in the former Dining Room. Now also shared the room with a Group Room. The relocation to Building 4 allows singular use of functions so that they are always available. This space can only be used in the future for storage or mechanical.
  - c. Exercise Room: currently located in a 20'x30' unheated concrete block outbuilding that it shares with the groundskeeping equipment. The building is

- listed as the “GYM” on C-1 directly north of the Pool. In the future this will be only used for groundskeeping equipment.
- d. Multipurpose Rooms: the functions that would occur in this space include art therapy, music therapy, Movie night, and other similar therapeutic or entertainment functions. Currently, art occurs in an office on the second floor of Building 1, Music occurs in an unused bedroom in Building 3, and movie night occurs in the Game/Group Room in Building 1.
  - e. The Stylist: currently occurs wherever space can be found. This is an activity that only occurs sporadically with a contracted stylist coming in from the outside. Because of the special requirements of this function, a dedicated space is desired.
  - f. Laundry: laundry is done by the clients under the observation of a clinician. The original location was in the basement of Building 1. For the same reasons stated in the Game Room above, the laundry facilities have been moved up to a bathroom on the First Floor. The space in the basement will be used for storage or mechanical and the bathroom will revert back to its singular status.
3. Unfinished Space: the space in the attic will be unfinished space with no means of access except a ceiling hatch. Both stairwells have been eliminated at this time. Future use of this space is unknown, it could be educational, therapeutic, or recreational. But it will not be bedrooms. In order to put bedrooms on the second floor the plumbing infrastructure, including the septic would have to be removed and remodeled. This would not be cost-effective.
  4. New building area: the first gross area is 8633.8 ft.<sup>2</sup>. This is shown on Sheet 4-A1.
  5. Site plan application: a letter, signed by Kiril Vesselov, confirming that Steve Drakulich (SD&A), Glenn Kreisberg (North Engineering), and Vlad Panteleev (Never Alone) may represent KMG Holding at the Planning Board Meetings.
  6. GML Review: Planning Board to investigate.
  7. Public Hearing: there is great likelihood that the Planning Board will convene a Public Hearing at a following date.
  8. Referral agencies:
    - a. Ulster County Board of Health: to be determined.
    - b. Hurley Highway: no changes are proposed for the entrance off of Crofts Road.
    - c. Fire Department: the newly proposed parking lot have separate entrances and exits which will allow a fire truck to turn around.
  9. Survey: the existing survey has been included in this set. "Boundary and Partial Topographic Survey, Control Point Associates, 5-25-2023"
  10. Photos.
  11. Field visit: occurred on February 29, 2024.
  12. Water and septic: demand will not be increased by the functions in the proposed Building 4. There is no simultaneous use; clients are either in the bedrooms (Building 2 & 3) or in the activity areas (Buildings 1 & 4).
  13. Architectural plans and elevations:
    - a. The Eave and Ridge height dimensions of the building are shown on the North Elevation, Sheet 4 – A4.
    - b. Kitchen in the Exercise Area: there is no “kitchen” in the exercise area is a smoothie bar with no cooking equipment.

- c. Unoccupied space: net area of the unoccupied second floor is 5227 ft.<sup>2</sup>. Shown on Sheet 4-A2.
  - d. The colors of Building 4 will be blue walls and a gray roof to match the colors of the other buildings at Never Alone.
  - e. Samples will be brought to the next meeting.
14. Fire Sprinkler Requirement: working closely with All Economos it was determined by that a fire sprinkler system is not required by virtue of its construction type, usage, and area.

## Site Plan Review

### Sheet C-1

1. Bulk Table:
  - a. Specific use is now identified.
  - b. Zone R2.5 Now identified.
  - c. All Setbacks are shown in the Bulk Table and on the Site Plan. No new yards are planned.
2. Plan Legibility: plans have been revised to be more legible.
3. Existing Conditions: the existing survey has been included in this set. "Boundary and Partial Topographic Survey, Control Point Associates, 5-25-2023"
4. Note 12 has been removed.
5. The present septic system would not need to be expanded. The existing system is designed for 28 beds, Hurley Planning So that number at 25.
6. Doug Hill Road and Croft Road are now identified on C-1.
7. Meets and Bounds are shown on the existing Survey.

### Sheet C-2

1. Existing Dumpster is located between Buildings 1 and 2 (shown on sheet C-2). No new dumpster area is planned.
2. Parking is now shown as being paved so that it can be striped (and plowed).
3. Unannounced visitors are not allowed on site. Parking is for drop-off and Staff only.
4. Parking: 25 new parking spaces are shown on sheet C-2, two of which are accessible with a loading space between them. Existing parking is approximate as it is not striped.
5. The inlet to the new parking area is new.
6. Utility Connection: connections to the existing well and a route with septic tanks for the new building in connection to the existing septic area is now shown on C-2.
7. Limits of Disturbance is now shown on sheet C-3.
8. The proposed parking area will be paved; pavement details shown on C-1.
9. Exterior Lighting Plan is included as an attachment. The plan illustrates suggested fixture spacing, height, and lighting density. Fixture specifications are included. The Galleon fixture is a full cut off fixture, it has 0 uplight and is International Dark Sky (IDA) Certified, using 3000k or less for the color temp. It does not require any additional shielding to comply with dark sky requirements.

10. Disturbed areas will be 'loaned and seated'. None of these areas are visible from the public streets.
11. Fence was incorrectly located there. It has been removed.
12. Accessible parking details now shown on sheet C-1.
13. Snow storage is shown on the Plan C-3.
14. Drainage from the Building 4 roofs will be collected and dispersed by a 66 foot level spreader.

SEQR

1. Planning Board determination for coordinated or uncoordinated review, if required.
2. The site is not within the NYCDEP area.
3. SEQR was run through the EAF mapper. Information was included in the previous submittal.

Thank you again for your informed questions. I hope that these answers are sufficient.

Steve Drakulich

CC: Kirill Vesselov, KMG Holdings, LLC  
Vlad Panteleev, Never Alone  
Michael North, North Engineering  
Glenn Kreisberg, North Engineering