



STEVE DRAKULICH
& ASSOCIATES

2/1/24

Town of Hurley – Planning Board
10 Wamsley Place
Hurley, NY 12443
Attn: Maggie Colan, Clerk

Re: Planning Board Application for a Site Plan Review
Never Alone Teen Center
20 Crofts Road
Hurley, NY 12443

Please accept the attached Application, backup information, and plans for the proposed Teen Center at the Never Alone Adolescent Treatment Center on Crofts Road.

The proposal is to build a new building on the present campus to provide better facilities for recreational and therapeutic services that Never Alone provides. The functions proposed include: a basketball/volleyball court, game room, exercise room, meeting rooms, hair salon, and counseling offices. All these functions are currently provided on site in existing spaces that are undersized, inconvenient, and/or inadequate.

It is important to note that this Teen Center does not change the bed census for Never Alone. By the 1993 Planning Board Order of Conditions, the maximum number of beds has been capped at 25. That will not be changed by this proposed Building.

Please find attached the following documents:

- Planning Board Application, 2/1/24
- C-1 Existing Site Plan produced by North Engineering, containing:
 - bordering property owners and current uses
 - SBL tax map numbers
 - Zoning area and bulk table
 - all existing structures and setbacks
 - location of existing septic field and well
- C-2 Proposed Site Plan produced by North Engineering, containing:
 - proposed building location
 - proposed parking and calculation
 - distances to setbacks from the proposed building
- 4-A1,2 Proposed Architectural Plans produced by SD&A Architecture
- 4-A3,4 Proposed Exterior Elevations, Site Section produced by SD&A Architecture
- Copy of the recorded new Deed
- Short Environmental Form Assessment
- Application Fees:

- o Initial Planning Board Application Fee \$614.22 (including existing & new building area calculation, see below)
- o Escrow fee: \$2,040 (which includes the \$500 initial amount and the services-to-date of \$1,550)

Check 1: Site Plan Review

\$600 fee + Building Area Fee (see below) = **\$614.22**

Building	Usage	Aggregate Area
Building 1	Administration, Kitchen & Dining, Counselling Offices	9033
Building 2	Client Bedrooms	2646
Building 3	Client Bedrooms	2820
Building 4 (New Building)	Gym, Activities Rooms, Offices	10240
Maintenance	Tool Shed	335
Gym	Activities	532
Pavilion	Dining, Activities	2838
Total		28,444

Building Square Footage Fee = $\$.50 \times 28,444/1000 = \14.22

Check 2: 1st Public Meeting (if required)

\$100 fee (not required at time of initial Submission)

Check 3: Escrow

This is a variable fee that will ultimately be determined by the length of the Site Plan Review Process, the number of Public Meetings (if any), and consultation services requested by the Town. An initial \$300 check was submitted for the Workshop meeting. Based upon those services rendered for the Workshop and the estimated amount determined in consultation with Maggie Colon, the amount due at the time of Application Submission will be **\$2,040**.

Please give me a call if you have any questions or comments.

Respectfully,

Steve Drakulich

Cc: Donald Martinelli
Kiril Vesselov
Michael North
Jose Millan