

## **SUPPLEMENTAL NARRATIVE SUMMARY**

Yedei Chesed, Inc.  
21 Fessler Drive  
49.08-1-64 & 49.08-1-65

This supplemental narrative is submitted in response to several comments made by the public at the hearing held on April 26, 2023

### **Parking**

Some residents were concerned that the parking lot would take away from the residential character of the area. The parking lot cannot be relocated further from the roadway without disrupting the existing play area. Additionally, Yedei Chesed deals with many persons with disabilities, and they want the parking lot to be as close to the new building as possible. The applicant is willing to provide significant landscaping between the parking area and Fessler Drive to screen the parking area. A proposed landscape plan is submitted for review by the Board.

### **Staffing**

No additional staffing is proposed for the new building than is currently provided. The existing staff will meet with the clients in the new building for one-on-one sessions. The new building will not create an increased need for staff. The current staff usually arrives at the site by bus or van. Only a few of the staff drive their own vehicles. The usual daily parking need is 10 vehicles.

### **Surface Water**

The plans are designed to control all surface water runoff created by the additional impervious areas and detain the water so that there will be no increase in peak discharge from the site. The current plan will not exacerbate any current flooding that may occur at the bottom of Fessler Drive. A stormwater pollution prevention plan has been prepared and submitted to the Village Planning Board. The proposed plan has been reviewed by the Village's engineering consultant and is subject to final approval by the Planning Board as part of the site plan.

### **Community Habilitation**

Yedei Chesed currently provides some of its respite clients with community habilitation services. These services occur on-site and off-site at the client's residence. The new building will allow for those community habilitation clients to remain on site for additional sessions. There will be no increase in the number of clients that currently receive community rehabilitation services from the existing facility. The applicant has no plans to increase community habilitation services at the site but only continue to offer these services to existing respite clients that currently receive the services. These clients will stay after 5:30 when the respite program ends and will be picked up by a parent or guardian later. Some therapy sessions may start later than 5:30. The exact times are unknown at this time. None of these clients are a danger to themselves or the public and will not create any safety issues in the neighborhood.

### **Traffic**

Traffic at the site is minimal. The additional building is not anticipated to increase the number of clients that are served but to allow one-on-one or small group therapy sessions for existing clients by existing staff. Currently, all clients and staff use a single room and the additional therapy rooms will allow for individualized and small group sessions with clients. Additional traffic from the new building is not anticipated to increase above what currently exists. The Planning Board reviewed the potential impacts from traffic and found that there would be no significant increase and issued a negative declaration pursuant to SEQRA.

### **Environmental impacts**

The Planning Board acted as lead agency for a coordinated environmental review pursuant to the State Environmental Quality Review Act (SEQRA). After considering the potential impacts from the project, the Planning issued a negative declaration that the project would not have any significant impacts on the environment. The Zoning Board of Appeals is bound by the determination of the Planning Board.

### **Floor Plans**

The current floor plans are submitted. The plans were never designed to provide community housing. The floor plans contained an incorrect notation of "Bridger-Heim Residence" (see attached letter from architect). The building is to be used for respite services and for one-on-one and small group sessions for respite and community habilitation clients. There are eleven (11) designated "therapy rooms." Ten (10) of these rooms are designed for one-on-one sessions and measure approximately 140 square feet. There is a larger room for small group sessions measuring 360SF. In addition, an 880 square foot conference room/cafe is proposed. This room will be used for staff meetings and will also be used for small group meetings. The waiting area of 500 square feet can also serve for small group meetings. A caretaker's quarters is also included that consists of a kitchen, a dining room and 2 bedrooms. An unfinished basement will serve as a future space for recreational opportunities for the clients. There are no plans to finish the basement at this time.

### **Length of Construction**

The total build out time will be approximately 12 to 18 months.

Dated: May 8, 2023