

Village of Ellenville
Planning Board Commission
October 20, 2010

Meeting called to order at 7:00 p.m. by Chairman Bowler. Also present: were Commissioners Cafaro, Maizer (arrived at 7:15 p.m.) and Zelnik.

Also present: Code Enforcement Officer Brian Schug, Planner Dan Shuster and Village Engineer Don Schmalzle.

Ellenridge Holdings, LLC – Review of permanent slope stabilization plan – In attendance this evening to discuss this matter were the following:

Also present at the meeting – Susan Picarillo – Home Owners Association Manager, Travis Ewald, Engineer representing applicant; Jerry Lennon, Attorney and Bruce Lott, Walden Savings Bank

Discussed first were the comments the Village received from Barton and Loguidice after reviewing the revised plans from Pietrzak & Pfau dated 10/12/10. Barton and Loguidice commented on concerns regarding sediment deposits and cleaning the existing storm water infrastructure; restoration of private properties with sediment impacting the structure; condition of the existing detention basin and water pressure issues. In addition prior to further building construction near the cul-de-sac and stabilized slope, new grading plans should be provided that reflect actual conditions that seem to differ from the approved site plans.

Travis Ewald, from Pietrzak & Pfau, reviewed with board members the revised plans and the time schedule for implementation of the proposed slope stabilization plan. If the Planning Board approves these plans then they will need to be approved by the NYS Department of Environmental Conservation.

Among all in attendance different items that were discussed in length were the problem with the storm drains, the SWPPP monitoring, maintenance of the permanent swale, the silt that needs to be removed, additional money (\$4,000) for the escrow account, a \$100,000 irrevocable letter of credit and maintenance plan that must be developed and submitted to the Village of Ellenville for review and approval.

In addition there was debate about the issuance of any future building permits if the building of the pressure booster system is not constructed. Code Enforcer Schug will consider Ellenridge's request to issue building permits, but not give them a Certificate of Occupancy until all outstanding conditions are met.

Motion by Chairman Bowler, seconded by Commissioner Zelnik to approve the Slope Stabilization Plan as presented subject to the following conditions are met:

1. Applicant must deposit \$4,000 in escrow account to cover plan reviews, perform site inspection and attend meetings;
2. A \$100,000 Irrevocable letter of credit to the Village of Ellenville will be obtained by the applicant for the slope stabilization plan and will remain in effect for one year after SWPPP (Storm Water Pollution Prevention Plan) has been closed, installed and the Village's engineers are satisfied the project is complete;
3. The silt and sand surrounding existing building is cleaned to satisfaction of engineer and building department;
4. The storm drainage lines and catch basins that start at top of Ellenridge Parkway will need to be cleaned out and so water runs free and clear to the detention pond;
5. An approved modified SWPPP plan per current regulations needs to be in place prior to the release of the Irrevocable Letter of Credit for the slope stabilization plan referencing the remediation of existing detention pond and;
6. No building permits for additional buildings will be issued until a new Site Plan and Slope Stabilization Plan is approved by the Planning Board.

All in favor - Aye - motion carried

Adjourn – Motion by Commissioner Maizer, seconded by Commissioner Cafaro to adjourn at 8:35 p.m.

All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon
Village Clerk