

Village of Ellenville
Planning Board Commission
August 19, 2009

Meeting called to order at 7:00 p.m. by Chairman Bowler. Also Present:
Commissioners Nilo, Zelnick, Steinhoff and Maizer and Alternate Commission
Member, Carolyn Shorter.

Also present: Attorney Peter Berger, Village Planner Dan Shuster and Code
Enforcement Officer Brian Schug.

Timothy McCabe- 1 Clifford Street – Lot Line Adjustment – Mr. McCabe was
before the board tonight to discuss an agreement for a land exchange between
himself and his neighbor, Jeffrey Potter at 166 S. Main Street. At the present
time Mr. McCabe is unable to perform ~~any~~ maintenance on the north side of his
property house due to the proximity of his neighbor's boundary property lines.
With this land exchange between the two neighbors, Mr. Potter's property will still
be conforming ~~to Village code in area and bulk~~ and Mr. McCabe's property will
have a decrease in his existing non-conforming lot.

Motion by Commissioner Zelnick, seconded by Commissioner Steinhoff to
declare the Village of Ellenville Planning Board as lead agency on this project
and as lead agency for an un-listed action according to SEQRA on said lot line
adjustment issued a Negative Declaration determining the proposed action would
not have a significant effect upon the environment.
All in favor - Aye - motion carried

Motion by Commissioner Steinhoff, seconded by Commissioner Nilo to approve
the lot line adjustment ~~in the amount of by adding 300 square feet~~ 3 feet to ~~for~~ 1
Clifford Street, tax lot #91.86-3-2 and deducting the same from 166 S, Main
Street.
All in favor - Aye - motion carried

Excavation and Soil Mining – Continued Discussion of revised local law – Dan
Shuster told board members that on the latest ~~version~~ revision of this law he has
incorporated Paul Gregg's comments and sees no need for further changes.
Board members thanked Mr. Shuster for all his work on this document and feel
this should now be reviewed by the Village Board for adoption.

Motion by Trustee Maizer, seconded by Trustee Steinhoff that the Planning
Board recommends the adoption of Article IV of the Village of Ellenville Zoning
Law under Excavations and Soil Mining.
All in favor - Aye - motion carried

Minutes – Motion by Trustee Nilo, seconded by Trustee Zelnick to approve the minutes of June 17, 2009 as presented.

All in favor - Aye - motion carried

Other Discussion – Dan Shuster stated that the Planning Board should take pride and credit for their reviewing of the plans for the new RUPCO site on Broadhead Street along with the Ellenville Plaza on Route 209.

Adjourn – Motion by Trustee Nilo, seconded by Trustee Zelnick to adjourn at 7:30 p.m.

All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon