

Village of Ellenville
Planning Board Commission
March 21, 2012

Meeting called to order at 7:00 p.m. by Commissioner Steinhoff. Also present:
Commissioners Cafaro, Maizer and Rosenstock.

Also present: Village Attorney, Peter Berger
Village Planner, Dan Shuster
Code Enforcer Brian Schug

The first order of business was to appoint a Deputy Chairperson for the Planning Board.
Motion by Commissioner Rosenstock, seconded by Commissioner Rosenstock to appoint
Darlene Maizer as Deputy Chairperson.
All in favor - Aye - motion carried

Minutes: It was decided to table the minutes of February 15, 2012 until such time the
Commissioners have additional time to review.

770 DEVELOPMENT, LLC – CONTINUATION OF PUBLIC HEARING - 115 SOUTH MAIN
STREET - SPECIAL USE PERMIT REQUEST TO CREATE TWO ACCESSORY APARTMENTS ON
THE SECOND FLOOR – Motion by Commissioner Maizer, seconded by Commissioner
Rosenstock to reopen the Public Hearing at 7:05 p.m.
All in favor - Aye - motion carried

Code Enforcer Schug informed Commissioners that the applicant has purchased a plot of
land to provide parking for his tenants. Mr. Schug has a letter dated February 23, 2012
from Stoeckeler Realty confirming the purchase of this property along with a copy of a
deed and this property will provide sufficient parking.

Mr. Schug stated that the site plan is now complete and a there was a question if the
applicant does not adhere to the requirements of a special permit, this permit can be
revoked.

No public comment at this time.

Motion by Commissioner Cafaro, seconded by Commissioner Rosenstock to close the
Public Hearing at 7:12 p.m.
All in favor - Aye - motion carried

Motion by Commissioner Rosenstock, seconded by Commissioner Cafaro to approve the applicants request for a Special Use Permit to create two accessory apartments on the second floor of 115 S. Main Street.

All in favor - Aye - motion carried

VILLAGE OF ELLENVILLE / COUNTRY BANK – CORNER OF CENTER ST. AND MAIN ST. – TWO LOT SUBDIVISION – PUBLIC HEARING

Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to open the Public Hearing at 7:15 p.m.

All in favor - Aye - motion carried

Code Enforcer Schug stated that earlier this evening the Zoning Board of Appeals met and the following was discussed and voted on:

William Eggers, Medenbach & Eggers, was representing the applicant tonight. The applicant is requesting to subdivide a parcel of vacant land at the corner of Center Street to be conveyed to the Village of Ellenville. This land is currently used as a mini park with sidewalk passing through the center. This parcel is 4,288 square feet and 5,000 square feet is needed for a subdivision.

Attorney Berger commented that there is no practical use for this lot and the variance needed is less than 800 feet.

There was discussion if a variance is granted that a stipulation be placed stating that this parcel is only to be used as open space and not for any other use unless prior approval is received by the Village Planning Board.

Motion by Commissioner Beck, seconded by Commissioner Shorter to declare the Village of Ellenville Zoning Board as lead agency on this project, this variance is an unlisted action and applicant has submitted a Short Environmental Assessment Form.

All in favor - Aye - motion carried

Motion by Commissioner Horowitz, seconded by Commissioner Beck acting as lead agency on said variance issued a Negative Declaration determining the proposed action would not have a significant effect upon the environment.

Roll Call Vote:	Chairman Tennenbaum	Aye
	Commissioner Beck	Aye
	Commissioner Horowitz	Aye
	Commissioner Shorter	Aye

Motion passed.

No public comment at this time.

Motion by Commissioner Maizer, seconded by Commissioner Cafaro to adjourn the Public Hearing at 7:25 p.m. to discuss lead agency.

All in favor - Aye - motion carried

Motion by Commissioner Maizer, seconded by Commissioner Rosenstock to declare the Village of Ellenville Planning Board as lead agency on this sub-division.

All in favor - Aye - motion carried

Motion by Commissioner Rosenstock, seconded by Commissioner Maizer acting as lead agency on said site plan 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 Maizer, seconded by Commissioner Cafaro to reconvene the Public Hearing at 7:28 p.m.

All in favor - Aye - motion carried

Motion by Commissioner Maizer, seconded by Commissioner Rosenstock to approve the applicant's request for a two lot sub-division.

All in favor - Aye – 3; Nay, Commissioner Cafaro

Motion passed

Motion to close the Public Hearing at 7:30 p.m.

All in favor - Aye - motion carried

VILLAGE OF ELLENVILLE – PUBLIC HEARING- 2 ELTING COURT – INSTALL CELL PHONE ANTENNA ON ROOF TOP.

Motion by Commissioner Cafaro, seconded by Commissioner Rosenstock to open the Public Hearing at 7:30 p.m.

All in favor - Aye - motion carried

T-Mobile cell phone company is requesting to install a cell phone antenna on the roof top of the Government Center. Doug Warden of the law firm of Snyder & Snyder and Don Carpenter, Civil Engineer from T-Mobile were before the board tonight representing T-Mobile.

At last month's meeting it was requested that high resolution pictures be taken at different locations such as Route 52. Commissioner Cafaro stated that on pages 39 & 40 of the packet presented that this antenna looks obtrusive and the pictures are not a very good resolution. Chairman Steinhoff question the range of the cell phone coverage as well as the frequency the equipment will have and if this equipment would interfere with the Police Department antennas.

No public comment at this time.

Motion by Commissioner Maizer, seconded by Commissioner Rosenstock to adjourn the Public Hearing at 7:55 p.m.

All in favor - Aye - motion carried

Motion by Commissioner Maizer, seconded by Commissioner Rosenstock to declare the Village of Ellenville Planning Board as lead agency on this project.

All in favor - Aye - motion carried

Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to have the Village of Ellenville act as lead agency on said site plan stated and that according to SEQRA this is an unlisted action. Furthermore it was decided that the review not be a coordinated effort.

All in favor - Aye – 3; Nay – Commissioner Cafaro

Motion carried

Planner Shuster left the meeting at 8:00 p.m.

Commissioners reviewed part II of the SEQRA and answered the necessary sections of the document.

Resolution by Commissioner Rosenstock, seconded by Commissioner Maizer to adopt Part II of the SEQRA Review.

Roll Call Vote:	Chairman Steinhoff	Aye
	Commissioner Cafaro	Abstain
	Commissioner Maizer	Aye
	Commissioner Rosenstock	Aye

Motion passed

Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to reopen the Public Hearing at 8:04 p.m.

All in favor - Aye - motion carried

Motion by Commissioner Maizer, seconded by Commissioner Cafaro to close the Public Hearing at 8:11 p.m.

All in favor - Aye - motion carried

Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to approve the application of T-Mobile Northeast LLC for the construction of a tower and antenna, together with related apparatus, upon the roof of the Village of Ellenville, Village Hall, 2 Elting Court, Ellenville, New York, all of which is allowed only by special permit pursuant to the rules and regulations of the Zoning Law of the Village Code.

Roll Call Vote:	Chairman Steinhoff	Aye
	Commissioner Cafaro	Nay
	Commissioner Maizer	Aye
	Commissioner Rosenstock	Aye

All in favor - Aye – 3; Nay – Commissioner Cafaro
Motion carried

DAVID GILMOUR & MELINDA HEROGZ– ELLENVILLE COMPLETE STREETS - GENERAL DISCUSSION – ADVISORY OPINION TO THE BOARD OF TRUSTEES

Both Mr. Gilmour & Ms. Herzog explained a grant received from the Department of Health to create Healthy Places Project. The County is looking to improve walking, biking and hiking trails in all areas of the County and different ideas were discussed as how to implement these changes.

Timber Harvesting- Helen Weiner property – Evan Nichols from Hudson Valley Forestry was before the board tonight to discuss the \$250,000 bond requirement for timber harvesting on the above property.

Commissioner Maizer left the meeting at 9:20 p.m.

After discussion the Commissioners decided not to reduce the bond.

VILLAGE OF ELLENVILLE – ADVISORY OPINION TO THE BOARD OF TRUSTEES REGARDING ADDING ‘LIGHT MANUFACTURING’ BY SPECIAL USE PERMIT TO THE USE SCHEDULE IN THE B-1 CENTRAL BUSINESS DISTRICT AND B-2 GENERAL BUSINESS DISTRICT

Code Enforcer Schug reviewed with Commissioners the advisory opinion that would go to the Board of Trustees and after discussion Commissioners would give a positive recommendation to the Village Board. It was requested that Dan Shuster draft the conditions necessary for issuing a Special Use Permit in the B-1 & B-2 districts.

Motion by Commissioner Rosenstock, seconded by Chairman Steinhoff to give a positive recommendation to the Village Board of Trustees to add light manufacturing by special use permit in the B-1 Central Business District and B-2 General Business District.

All in favor - Aye - motion carried

Adjourn – Motion by Commissioner Rosenstock, seconded by Commissioner Cafaro to adjourn at 9:35 p.m.

All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon

Village Clerk