

Village of Ellenville
Planning Board Commission
November 19, 2012

Meeting called to order at 7:00 p.m. by Chairman Steinhoff. Also present: Commissioners Eisman, Maizer, Rosenstock and alternate commissioner Elizabeth Hooper.

Also present:

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

Minutes – Motion by Commissioner Maizer, seconded by Commissioner Rosenstock to accept the minutes of September 19, 2012 as presented.

All in favor – Aye – motion passed.

Motion by Commissioner Rosenstock, seconded by Commissioner Eisman to accept the minutes of October 17, 2012 as presented.

All in favor – Aye – motion passed.

Auto Zone - 69 N. Main Street – Continued Discussion – Public Hearing

Eric Redding was present tonight representing Auto Zone

Motion by Commissioner Eisman, seconded by Commissioner Maizer to reopen the Public Hearing at 7:05 p.m.

All in favor – Aye – motion passed.

Planner Shuster reviewed with applicant and commission members some façade rendering that he had done which had softer and muted colors (earth tones) as well as some windows or recessed panels on the front of the building. Mr. Shuster also spoke about the landscaping and feels the shrubs would be too low and suggested planting street trees in the plant beds. Commissioner Maizer requested pictures from street level.

Also discussed was the screen that will be placed around the dumpster and lightning levels. Mr. Shuster asked about the truck maneuvering for deliveries and Chairman Steinhoff questioned if Auto Zone has heard back from the NYS Department of Transportation and they are still awaiting their response for a permit.

It was advised that no action be taken tonight until Auto Zone has received approval for a DOT permit and comments from Barton & Loguidice and the Ulster County Planning Board be addressed. In addition no action will be taken until a SEQRA determination has been made.

Motion by Commissioner Eisman, seconded by Commissioner Maizer to close the Public Hearing at 7:30 p.m.

All in favor – Aye – motion carried

Helen Winer – Rosenstock Road – Logging application – Motion by Commissioner Maizer, seconded by Commissioner Eisman to reopen the Public Hearing at 7:35 p.m.

All in favor – Aye – motion carried

Building Inspector Schug stated that the SEQRA requirement has been completed by the Town of Wawarsing and plans had been sent to Ulster County Planning Board in October.

Motion by Commissioner Rosenstock, seconded by Commissioner Eisman to close the Public Hearing at 7:40 p.m.

All in favor – Aye – motion passed

Motion by Commissioner Eisman, seconded by Commissioner Hooper to grant the applicant conditional approval conditioned until such time the following items are met:

1. \$50,000 maintenance bond
2. Truck weight limit of 25 tons is adhered to
3. Completion of seeding the site in the Spring

All in favor – Aye – motion passed.

Attorney Berger left the meeting at 7:45 p.m.

Martin/Paul Lonstein – 42-44 Canal Street – Lot Line Change – Applicants are requesting a lot line change between tax lots 28 and 30.1 of block 1 and section 83.69 on Canal Street. Transfer of 1.402 acres from tax lot 30.1 to tax lot 28.

Motion by Commissioner Maizer, seconded by Commissioner Eisman to open the Public Hearing at 7:45 p.m.

All in favor – Aye – motion passed

Since last meeting, Dr. Lonstein has changed the lot line as suggested and placed in another area thus it will not be necessary to take down car port.

Motion by Commissioner Maizer, seconded by Commissioner Eisman issued a Negative Declaration determining the proposed action would not have a significant effect upon the environment.

All in favor - Aye - motion passed

Motion by Commissioner Rosenstock, seconded by Commissioner Eisman to close the Public Hearing at 7:50 p.m.

All in favor – Aye – motion passed

Motion by Commissioner Maizer, seconded by Commissioner Rosenstock to approve the applicant's request for a sub-division on said site plan.

All in favor – Aye – motion passed

Adjourn – Motion by Commissioner Eisman, seconded by Commissioner Rosenstock to adjourn the meeting at 8:00 p.m.

All in favor – Aye – motion passed

Respectfully submitted,

Noreen Dechon
Village Clerk