

Village of Ellenville  
Planning Board Commission  
December 10, 2012

Meeting called to order at 6:00 p.m. by Chairman Steinhoff. Also present: Commissioners Cafaro, Eisman, Maizer and Rosenstock.

Also present:

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

Minutes – Motion by Commissioner Eisman, seconded by Commissioner Rosenstock to approve the minutes of November 19, 2012 as presented.

All in favor – Aye – motion carried

Auto Zone - 69 N. Main Street – Continued Discussion – Eric Redding was present tonight representing Auto Zone.

Motion by Commissioner Cafaro, seconded by Commissioner Eisman that after reviewing the short form of SEQR review and 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 Eisman, seconded by Commissioner Rosenstock:

**WHEREAS**, the Planning Board has received an application for site plan approval under Section 227-131 of the Village Zoning Law from AutoZone, Inc. for the purpose of developing a 6,816 square foot building for retail use on a site located at 69 North Main Street (S-B-L: 83.69-4-11); and

**WHEREAS**, the application was considered at several meetings of the Planning Board and the plan revised to address issues raised by the Planning Board; and

**WHEREAS**, the Planning Board issued a negative declaration in accord with the State Environmental Quality Review (SEQR) Act on December 10, 2012; and

**WHEREAS**, the application was referred to the Ulster County Planning Board, in accord with Section 239.l and m of the General Municipal Law, which issued its recommendations for “required modifications” on October 17, 2012; and

**WHEREAS**, the Planning Board has considered the County Planning Board’s recommendations

and taken the following actions by a majority vote plus one of the full board, regarding such recommendations:

## 1. Site Layout

Required Modification: The proposed curb cut to the north is to be limited to right-hand ingress/egress only movements.

Response: Agreed, as indicated on revised site plan.

Required Modification: The applicant will need to submit a set of elevations and/or photo simulations that show how the proposed building will look from the other areas of the site, North Main Street, and in relation to the neighboring sites.

Response: Agreed. Elevation drawings have been submitted.

Required Modification: The proposed dumpsters are to be moved to an alternate location, away from the street frontage, preferably behind the proposed structure. Particular care to screen/fence the dumpsters is also required. Landscaping to screen the dumpster should be utilized in the event the dumpster location is at all visible from the street.

Response: Overridden: Due to site layout constraints the dumpster cannot be relocated. However, particular care has been taken to screen/fence the dumpster. A masonry enclosure and landscaping placed in front of the dumpster have been proposed to adequately address any visual concerns.

Required Modification: The placement of trees along the street frontage is required regardless of the site layout that is ultimately approved. Should the Ellenville Planning Board opt for the site layout as currently arranged, a 2' to 3' high wall that matches the proposed building's building materials, is required to help maintain the street wall.

Response: Overridden: The plan will provide a continuous row of shrubs 5-8 feet high to maintain a street wall.

## 2. Signage

Required Modification: The applicant needs to submit a master signage plan. All signage will need to conform to the standards provided in the Village's statute. Any internally lit signage should be lit from the letters only with the rest of the sign remaining opaque.

Response: Agreed, as shown on revised site plan.

**3. Wall Mounted Lighting**

Required Modification: The applicant needs to install full-cut-off light fixtures that cannot be adjusted to shine light off site, fixtures that meet “fully shielded” definition adopted by the International Dark Sky Association (IDSA) or be an approved fixture of IDSA.

Response: Agreed. See revised lighting plan.

**WHEREAS,** approval of the access plan requires approval from New York State DOT; and

**WHEREAS,** utility and drainage plans have been reviewed by the Village’s consulting engineer; and

**WHEREAS,** a public hearing was conducted on November 19, 2012, at which time all interested parties were given an opportunity to be heard; and

**WHEREAS,** the Planning Board has reviewed the application and relevant materials submitted and has also taken into account its knowledge of the site and the surrounding neighborhood;

**NOW, THEREFORE, BE IT RESOLVED,** that:

The application for site plan approval is hereby approved subject to the following conditions in accord with Section 227-131 of the Village Zoning Law.

1. Approval of the curb cut design by New York State DOT.
2. Façade color plans shall be submitted to the Planning Board for approval.
3. Signage design shall be carefully reviewed by the Code Enforcement Officer to ensure that all standards of the Zoning Law are in compliance.

All in favor – Aye – motion carried

Adjourn – Motion by Commissioner Cafaro, seconded by Commissioner Maizer to adjourn at 6:30 p.m.

All in favor – Aye – motion carried.

Respectfully submitted,

Noreen Dechon  
Village Clerk