

Village of Ellenville  
Planning Board Commission  
February 20, 2013

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

Also present:

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

Minutes – Motion by Commissioner Maizer, seconded by Commissioner Rosenstock to approve the minutes of December 10, 2012 as presented.

All in favor – Aye – motion carried

Auto Zone - 69 N. Main Street – Continued Discussion – Commissioner members reviewed the final colors for the outside of this building and Auto Zone did comply with Planner Shuster's suggestions.

Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to give final site plan approval to Auto Zone.

All in favor - Aye - motion carried

Lucky Petroleum – 109-111 S. Main Street – Preliminary Discussion – Site Plan Approval

Mr. Khattar Elmassaleman, P.E., Praetorius and Conrad, and Mr. "Lucky" were before the board tonight to discuss their application to combine two adjacent lots (one vacant and one with an existing gas station) to expand the building area and the number of gas pumps.

Mr. Elmassaleman spoke on behalf of the applicant and reviewed with board members their plans. There was a discussion in reference about the zoning once the two lots are combined and if the property would be in the B-1 or B-2 district. This matter will be researched.

Some of the questions raised were the location of the dumpster on the site and how it be enclosed in addition to different zoning compliance issues. Planner Shuster spoke about several of these issues and also some of the items that should be shown on the site map were:

1. Pumps have to be 35 feet from sidewalk
2. Possibility of angling the pumps on the site
3. A drive through restaurant requires a special use permit
4. Have more store front on Route 209
5. Move building closer to the sidewalk
6. Show where the loading zone will be

7. Move air pump/vacuum off Route 209
8. DOT approval will be required
9. UC Planning Board approval is required
10. Traffic protection (ballards) for neighboring property (770 Development)
11. Show utilities and lighting on the site plan
12. Snow removal details
13. Show propane tanks (cage) on site plan
14. Fencing material

Applicant has not decided if the building will be stick built or a modular and thanked the board for their input.

Adjourn – Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to adjourn at 7:55 p.m.

Respectfully submitted,

Noreen Dechon  
Village Clerk