

Village of Ellenville  
Planning Board Commission  
April 17, 2013

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

Also present:

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

Minutes – Motion by Commissioner Rosenstock, seconded by Commissioner Hooper to approve the minutes of March 20, 2013 as presented.

All in favor – Aye – motion carried

Lucky Petroleum – 109-111 S. Main Street – Site Plan Review

Mr. Khattar Elmassaleman, P.E., Praetorius and Conrad, and Mr. “Lucky” were present at tonight’s board meeting.

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

All in favor - Aye - motion carried

Mr. Elmassaleman reviewed with the board the plans that were given to the members toning. The applicant is proposing to combine his two parcels, build a 5,700 foot building and install an additional six gasoline pumps. Commission members asked if the applicant has received approval from the NYS Department of Transportation and was told that they want a traffic study done before any approval is given. Mr. Elmassaleman also stated that the drive thru window has been eliminated. It was suggested that the building be placed back further on the lot and have a different location for the dumpster, air pump and vacuum.

Mr. Elmassaleman presented a new design for the outside of the building which shows elevation, lightning and landscaping. Planner Shuster suggested that the illumination under the canopy should be reduced to between 20 and 30 foot candles. Commissioner Maizer suggested that there be some buffering between the surrounding residential homes and business. Questions from the commissioners also included the hours of operation of the business and need to know the colors and see the samples of materials that will be used.

The only public comment was from two representatives from Dunkin Donuts that are concerned that the applicant will be opening another Dunkin Donuts.

Planner Shuster will prepare an official review (see attached) and it was requested that Mr. Elmassaleman bring samples of materials and colors to the next board meeting.

Motion by Commissioner Maizer, seconded by Commissioner Rosenstock to leave the Public Hearing opens till next meeting.

All in favor - Aye - motion carried

Simon's Upholstery, LLC – 143 Canal Street – Applicants are Fernando Gregory and Giovanna Velasco – Special Use Permit – To allow occupancy of two accessory apartments and a retail store with light assembly. Ms. Tarryn Kamrowski, Architect, representing the applicants reviewed with commission members the site plan. The proposed plan is for the first floor to be used as a showroom with the basement floor being used for light assembly and storage. The furniture that will be made at this building will custom orders only and soundproofing will be throughout the building. A sprinkler system will be installed as well as a dust collection system for collect any particles from sanding. A new door will also be installed on Canal Street that will lead to the basement. Hours of operation will be Monday through Friday from 8:00 am – 4:00 pm. The second floor will consist (if approved) of two apartments for employees each approximately 498 square feet.

Commissioner members were pleased with the applicant's plans and since and since this action will require a Special Use Permit, site plans will need to be reviewed by the Ulster County Planning Board.

This project is an unlisted action.

Motion by Commissioner Maizer, seconded by Commissioner Rosenstock 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 Hooper, seconded by Commissioner Rosenstock since site plan is complete to forward said plan to the Ulster County Planning Board for their review.

All in favor - Aye - motion carried

Motion by Commissioner Rosenstock, seconded by Commissioner Hooper to schedule a Public Hearing for the applicant on May 15, 2013 at 7:05 p.m.

All in favor - Aye - motion carried

Adjourn – Motion by Commissioner Rosenstock, seconded by Commissioner Hooper to adjourn at 8:30 p.m.

All in favor - Aye - motion carried

Respectfully submitted,  
Noreen Dechon, Village Clerk