

Village of Ellenville
Planning Board Commission
August 15, 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

United Methodist Church – Site Plan submission – 85 Canal Street – Handicap Accessible entrance addition – Don Schmalzle was before the board tonight representing the United Methodist Church and their site plan.

Dan Shuster commented that the plans are compatible with the site but they still need to be sent to the Ulster County Planning Board. Mr. Shuster also commented that the Church is in the Historic Business District and should also be referred to the Historic Commission for their review and comments before the next Planning Board meeting.

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

Gaby's Café – Preliminary discussion of restaurant and residential living at 139-141 Canal Street – Genaro Garcia was before the board tonight to discuss plans for construction at this site. This property is located in the B-1 District and Mr. Shuster reviewed with Mr. Garcia what his plans for the building would be. Mr. Garcia stated that this project would be done in stages and as follows:

First Floor	Restaurant
Second Floor	Banquet Hall
Third & Fourth Floors	Bed & Breakfast
Fifth Floor	Residential

One of the questions raised was if this plan conforms to the surrounding buildings and the height limit of buildings in the district. Also discussed was the parking, the need for a zoning analysis and it would be useful to do Canal Street with a view of the building.

Mr. Schug gave a background of what the building had been used for in the past and the building codes for a multi-use building.

Peter Berger stated for the record that he is Mr. Garcia's attorney and will recuse himself for any discussion.

NY Resorts for Seniors – 182 Canal Street – Preliminary Discussion - Jay Zeiger, Attorney, Thomas Ting, Projects Managing Agent for J. Luck, LLC and Andreas Krasznoi, Architect were before the board tonight to discuss their plans for an assisted living complex and a medical supplies/furniture store. Mr. Krasznoi reviewed the plans with commission members and stated that there will be 28 units (fourteen per floor) which would be for senior 65 years old and over. Each unit will be 600 square feet and in addition there will be administrative offices, doctors' office and a day time senior care facility. This will be a State licensed facility and will have twenty four hour staff at all times on premises. The applicant has filed for a Certificate of Need with the State and it was questioned if this building is in the Historic Business District.

Also discussed was the Village's "use table" and it would need to be amended for this mixed use.

Comments from commission members were:

Commissioner Cafaro is concerned with the lack of parking; Commissioner Rosenstock thinks it would be a good project and Commissioner Maizer also feels the parking is inadequate and questioned the density requirement for this area.

A motion was made by Commissioner Cafaro, seconded by Commissioner Rosenstock to recommend to the Village Board of Trustees that an assisted living facility be permitted in the B-1 district and requested that Planner Shuster draft an amendment to the zoning ordinance use table that would allow assisted living subject to a special use permit. All in favor - Aye - motion carried

This would be a Type 1 action and the Planning Board would need to declare themselves as lead agency as well as a coordinated review.

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

All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon
Village Clerk