

**VILLAGE OF ELLENVILLE
PLANNING BOARD
FEBRUARY 18, 2015**

Meeting called to order at 7:08 p.m. by Chairman Mark Steinhoff, also present Commissioners- Darlene Maizer, Eric Cafaro, Carl Rosenstock, Code Enforcement Officer Brian A. Schug Jr, Village Planner- Dan Shuster, AICP of Shuster Associates Planning & Zoning and Village Attorney- Peter L. Berger Esq. Collier & Berger, PLLC.

Absent: Commissioners Richard Pratti and Tanya Allen-Lyles

MINUTES:

MOTION: Motion by Commissioner Cafaro, seconded by Commissioner Maizer to approve the January 21, 2015 minutes as presented.

ALL IN FAVOR: AYE MOTION CARRIED AYE: 4 NAY: 0

LOT LINE REVISION – EARL THORNTON – 9 DEPOT STREET & 216 CANAL STREET - S.B.L: 83.18-2-20.100 & 83.18-2-20.200 -

PRESENT: Earl Thornton (property owner), Bert C. Winne, III, L.L.S. and Ryan Landeck of Sealcoat USA (prospective buyer of revised property)

DISCUSSION

Bert Winne gave a description of the properties and the requested revised lot lines and set back variance request. It was noted that the setback requirements for the I-2 Zoning District would not be met. Village Planner Shuster and Code Enforcement Officer Schug concurred that potentially 7 area variances would be required to decrease the amount of legal non-conforming uses for the property.

The Planning Board recommends that this project is reviewed by the Village of Ellenville Zoning Board of Appeals for setback area variances and recommends their approval.

The Public Hearing to be scheduled for the March 18, 2015 Planning Board meeting.

MOTION: Motion by Commissioner Cafaro seconded by Commissioner Rosenstock to have the Village of Ellenville Zoning Board of Appeals review the proposed lot line revision and requested area variances. Furthermore, the Village of Ellenville Planning Board recommends granting the variance requests because they will create less nonconformity regarding setbacks:

1. Maps are adjusted to include the total square footage to be exchanged with the proposed lot line revision.
2. Cite on the maps- summarize all the nonconforming uses and requested setback variances.

ALL IN FAVOR: AYE MOTION CARRIED AYE: 4 NAY: 0

CONTINUED DISCUSSION- RENEWABLE ENERGY ORDINANCE FRAMEWORK

Code Enforcement Officer Schug stated that a rough draft of Renewable Energy legislation may be presented at next Planning Board Meeting.

ADJOURN

MOTION: Motion to adjourn by Commissioner Maizer, seconded by Commissioner Rosenstock meeting adjourned at 7:38 p.m.

ALL IN FAVOR: AYE MOTION CARRIED AYE: 4 NAY: 0

Respectfully submitted,

Jennifer B. Cataldi