

Village of Ellenville

Planning Board

November 15, 2017

Meeting called to order at 6:00 PM by Chairperson Mark Steinhoff.

Also Present: Commissioners Carl Rosenstock, Keith York, Tanya Allen-Lyles, Eric Cafaro, Brian Schug Code Enforcement Officer / Building Inspector II, Dan Shuster Village Planner, Abigail Osgood Village Attorney, Roman Stecyk Assessment Field Worker. Darlene Maizer arrived at 6:10pm.

Minutes: Motion by Commissioner Rosenstock to approve minutes from October 18, 2017, seconded by Commissioner Maizer.

All in favor - Aye - motion carried.

Board agrees to address Emerald Pond first. Therefore, the agenda is changed to: 1. Approval of minutes. 2. Emerald Pond, 3. Taco Bell, 4. Stewart's Shops.

Emerald Pond: The Ellenville Zoning Board has approved a density variance, and an area variance. Brian Schug recapped from the Zoning Board meeting that the density variance was approved to allow 8 additional units from the original 12, for a total of 20 single bedroom apartments. The approved area variance was pertaining to the side yard setback, which was already a pre-existing use to allow a protrusion for a staircase. Jim Dillon arrived at 6:50pm to seek Planning Board approval of the site plan

Commissioner Cafaro's comments are as follows:

1. Concerns about potential parking issues, will there be enough spaces conveniently laid out for residents?
2. Will the buildings be easily accessible for fire department and service vehicles?
3. Will there be potential issues regarding the addition of 8 extra units, for a total of 20? The complex may be too small for the expansion.

Brian Schug's comments are as follows:

1. Parking has not been an issue to date. No complaints have been made on the parking situation at Emerald Pond.
2. Based on personal experience, the fire department has not had any difficulty responding to emergencies at Emerald Pond. Sidewalks and yards will be used to accommodate fire apparatus and vehicles in an emergency, if necessary.

Dan Shuster's comments are as follows:

1. Two Minor issues with the plan, there is no table establishing the proposed density, and the parking situation is not great. The spaces are far away for certain residents at the complex, especially for the residents at the new proposed structure.

Motion for conditional approval, upon the addition of a density table to the site plan, by Commissioner Cafaro, seconded by Commissioner Allen-Lyles.

All in favor - Aye - motion carried.

Taco Bell: Thomas Kentop, of Medenback & Eggers addressed the Planning Board to seek a modification of an existing site plan. During the initial construction of the Taco Bell plaza, it was discovered that there is a great need for more storage at Ellenville Wine & Spirits, and that it would be economically favorable to add on a storage space at this time. The building is already undergoing construction for Taco Bell, therefore walls will already be open, and excavations are already underway for the new drive thru. Adding the proposed storage area at this time will theoretically save money on construction costs versus adding it on after the project is complete. The proposed addition will match the appearance of the existing building. Another revision is that the above ground propane tank will be changed out for an inground unit, with the addition of a secondary tank for a total of 2, 1,000-gallon tanks. There will be a third underground tank as well, used for filling customer propane tanks. They will be properly protected with barriers and the bollards will be inside of a fenced in area.

Brian Schug's comments are as follows:

1. I have spoken with Sonny Patel about the project and agree that now is a favorable time to make the addition because the walls are open, and construction is already underway at the plaza.
2. The storage area will require proper fire protection based on its use and the items stored. In response to a concern from Chairperson Steinhoff.
3. Parking has not been an issue during construction, and there are no additional parking spaces required for the proposed storage area.

Dan Shuster's comments are as follows:

1. Questions about the alignment of the plan, in relation to the drive through and the hillside. Will it be the same as the approved plan? Thomas Kentop confirms that it will be similar. According to Brian Schug, B&L is reviewing the retaining wall.
2. Will there be any new lighting? Thomas Kentop states that the lighting plan will remain the same, and that it is intended to discourage people from loitering in the back of the building.
3. Type II action should be approved. Board dually acknowledges.

Chairperson Steinhoff's comments are as follows:

1. Will the dumpster enclosure be chain link fence, or cinderblock? Thomas Kentop states that there is a more architecturally pleasing design required by Taco Bell for the dumpster enclosure. It will be a combination of visually pleasing materials.
2. Are there any further comments on the plantings and shrubbery? Dan Shuster is concerned whether the tree in the center of the lot is healthy? Thomas Kentop assures that the tree is healthy and that there will be care taken in maintaining a visually pleasing lot.

Thomas Kentop states that one of the conditions for site approval was permission to remove an existing propane tank from the neighboring Osterhoudt property. Mr. Osterhoudt gives verbal permission to remove the tank from their property.

Chairperson Steinhoff presents photos from last winter, before construction and asks that once the project is complete, it should look as good, if not better than it was. Thomas Kentop confirms that he is certain the area will be restored, or made better than how it was.

Motion to approve modifications to existing site plan, by Commissioner Maizer, seconded by Commissioner Cafaro.

All in favor - Aye - motion carried.

Stewarts Shops: Steve Kinley, CIREC of Stewarts Shops, real estate representative, addressed the Planning Board to seek approval of the updated site plan and referral to the Ulster County Planning Board. Steve Kinley presents a recap of the project to build a new store on property that is being acquired. The Board requested cupola has been added as well as faux windows to improve the visual appearance of the proposed new building. A new landscape plan has been submitted with approximately 250 plantings including 3 trees, grass, day lilies, cone flowers, and shrubs. Also included is a lighting plan, and a plan for how trucks will access the site for deliveries. The trucks will always follow the same route, to keep things efficient. As shown, the new building will utilize hardi-plank siding in tan, with a stone veneer, white trim, and gray shingles with a slight green tint.

Dan Shuster's comments are as follows:

1. The landscape plan is missing a table to indicate the specific plantings.
2. There should be trees or shrubs in the strip alongside the neighboring Assembly of God building.
3. Some of the illumination values on the lighting plan are too high. The Illuminating Engineering Agency recommends 12.5ft candle rating for use under the fuel pump canopy, with an acceptable range between 10-15ft candles. The submitted proposal may be too bright for the area, and use. Directly under the pumps is shown at 20-30ft candles on the submitted proposal.

Commissioner Cafaro's comments are as follows:

1. Have you heard back from the Department of Transportation? Steve Kinley replied that he has not at this time.
2. Do the trucks deliver at certain, specific times? Steve Kinley states that there is no set schedule, deliveries occur as needed; however, the preference is to deliver at off-times.
3. The property abuts residential buildings, a public hearing may be necessary.

Commissioner Allen-Lyle's comments are as follows:

1. The proposed parking spaces may pose an issue to delivery drivers by blocking the trucks as they approach the lot. Steve Kinley reassures that the drivers are instructed to wait until the areas clear of vehicles before making deliveries.

Brian Shug's comments are as follows:

1. Will this be a SEQRA Type II action? Attorney Osgood, and Dan Shuster replied that this is a Type II action.
2. Public seems to generally be in favor of the new Stewart's. No public hearing appears to be necessary.

Motion by Commissioner Rosenstock to deem the site plan complete for county review, seconded by Commissioner Cafaro.

All in favor -Aye- motion carried.

Chairperson Steinhoff polls the board to determine if a public hearing will be necessary. All except for Commissioner Cafaro vote in favor of not needing a public hearing.

Adjourn: Motion by Commissioner Rosenstock, seconded by Commissioner Maizer at 6:55 pm.

All in favor -Aye- motion carried.

Respectfully submitted,

Roman Stecyk