

**VILLAGE OF ELLENVILLE  
PLANNING COMMISSION  
JULY 9, 2008**

Meeting called to order at 7:00 p.m. by Chairman Bowler. Present: Commissioners, David Diaz, Patrick Nilo and Mark Steinhoff.

Also present: Inspector Brian Schug and Village Attorney Philip Cataldi.

Minutes – Motion by Commissioner Steinhoff, seconded by Commissioner Nilo to approve the minutes of June 11, 2008 as presented.

All in favor - Aye - motion carried

Ellen Ridge Holdings, LLC – Lot Line Revision – Section 83.62, Block 3, Lots 1, 70, 71, 72, 73 & 74 (west side of Mountain View & south of High Ridge Road) – Patricia Brooks, Surveyor, representing the applicant, stated that units 70-74 were not constructed as per the original site plan of 2004.

When asked if Mr. Schug saw any problems with this lot line revision, he said no but stated that the applicant owes approximately \$20,000 in escrow fees to the Village. Attorney Cataldi stated that the Board cannot base their decision on any prior wrongdoings of the applicant however they could approve this request with a condition that any outstanding debts be paid.

Motion by Chairman Bowler, seconded by Commissioner Steinhoff declaring the Village of Ellenville as lead agency and there does not appear to be any significant impact on the environment, therefore declaring a negative declaration.

All in favor - Aye - motion carried

Motion by Commissioner Steinhoff, seconded by Commissioner Nilo giving conditional approval to the applicant for lot line revisions with the stipulations that the applicant rectify any current violations and professional fees due to the Village prior to issuing final approval.

All in favor - Aye - motion carried

Checklist - Commissioner Diaz has put together a checklist that the Planning Board could use while reviewing any applicants request. The board will review this checklist and discuss it at the next planning board meeting.

Design Review – Attorney Cataldi gave board members legislation from two other communities in reference to design guidelines/review. It was requested that Dan Shuster give his input on these samples.

It was the consensus of the board to schedule another meeting with the Historic Preservation Committee.

**Also requested that Dan Hauspurg be invited to the next Planning Board meeting to meet with board members.**

**Adjourn – Motion by Commissioner Nilo, seconded by Commissioner Steinhoff to adjourn at 7:50 p.m.**

**All in favor - Aye - motion carried**

**Respectfully submitted,**

**Noreen Dechon**