

Village of Ellenville  
Planning Board Commission  
May 16, 2012

Meeting called to order at 7:00 p.m. by Commissioner Steinhoff. Also present:  
Commissioners Cafaro, Eisman, Maizer and Rosenstock.

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

Minutes – Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to approve the minutes of February 15, 2012 as presented.

All in favor - Aye - motion carried

Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to approve the minutes of March 21, 2012 with the correction that Commissioner Eisman was not present at this meeting.

All in favor - Aye - motion carried

770 Development – 3 lot subdivision – preliminary sketch plan review – Mr. Allen Frishman was before the board tonight representing the applicant.

Mr. Frishman reviewed with commission members the site plan, which does have the deed restrictions and covenants listed on the plan. The plan show three build able lots sizes with the restrictions and covenants; lots have water and sewer availability and Mr. Frishman was here tonight to answer any questions from the members.

Planner Shuster commented that he does not see any insurmountable problems with the sub-division but his main concern is with the significant slope in this area. Mr. Shuster stated that the applicant will need to submit a grading plan as well as an erosion control plan.

There was discussion about where the homes and driveways would be on each lot and Mr. Frishman replied that he believes it is his client's intention not to build, just subdivide the lots to sell but will have confirmation by next meeting. Code Enforcer Schug stated that one of the conditions for submittal for a subdivision is that the site plan needs to show where the houses will built on the lots.

Mr. Frishman will be in contact with Mr. Schug before the next Planning Board meeting to discuss the above items.

Motion by Commissioner Eisman, seconded by Commissioner Maizer to adjourn at 7:20 p.m.

All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon  
Village Clerk