

VILLAGE OF ELLENVILLE
PLANINNG BOARD COMMISSION

November 20, 2013

Present: Chairman Mark Steinhoff, Commissioners- Eric Cafaro, Alan Eisman, and Alternate Elizabeth Hooper

Absent: Commissioners Darlene Maizer and Carl Rosenstock

Also present: Village Planner- Dan Shuster, AICP of Shuster Associates Planning & Zoning

Village Code Enforcement Officer- Brian A. Schug Jr.

Village Attorney- Peter Berger, Esq.

Meeting called to order at 7:00 p.m. by Chairman Mark Steinhoff.

ITEM 1: MINUTES- Approval Draft- Tabled until Commissioners present at October 16, 2013 Planning Board meeting are available for approval.

Chairman Steinhoff opens the meeting for discussion with **Item 2** on the agenda.

Item 2: KASS, CHAMPION & GUINEY-LOT LINE REVISION/ SUBDIVISION, HICKORY STREET. S.B.L. 83.69-4-31, 32, 34 AND 35. PRELIMINARY DISCUSSION. SEQRA DETERMINATION. PUBLIC HEARING. FINAL PLAT APPROVAL.

Public notices were published as required and maps in question submitted and fees paid.

Chairman Steinhoff opens Public Hearing at 7:05 pm.

Present: Margret Hillriegel, LLS representing Kass, Champion & Guiney.

Ms. Hillriegel submitted revised maps with 4 iron rods set and bearing reversed to the Planning Board. Revised maps dated 11/14/2013.

Code Enforcement Officer Schug gave a summary of the application to the Planning Board.

Village Planner Shuster stated that lots discussed are larger than the 10% minimum lot area to be considered for lot line revision without a public hearing; this must be considered a subdivision by the Planning Board under section 200 Subdivisions.

Code Enforcement Officer Schug stated that property 83.69-4-31 originally purchased by Carl Kass. Eliminating one lot and increasing the size of the other three.

Chairman Steinhoff noted the permanent easement indicated on the map submitted was for flood control purposes.

SEQRA DETERMINATION (State Environmental Quality Review Act): Executed by Village of Ellenville Planning Board on October 16, 2013 as follows:

Village of Ellenville Planning Board reviewed and discussed the Short Environmental Assessment Form For Unlisted Actions Only- filed by applicant Carl Kass representing Kass, Champion & Guiney.

MOTION: Commissioner Maizer seconded by Commissioner Cafaro issued a Negative Declaration determining the proposed action would not have a significant effect upon the environment.

ALL IN FAVOR: AYE: 3 NAY: 0 MOTION CARRIED

MOTION: To close the Public Hearing at 7:10 p.m. by Commissioner Eisman seconded by Commissioner Cafaro

ALL IN FAVOR: AYE MOTION CARRIED

MOTION: Final approval of subdivision by Commissioner Cafaro seconded by Commissioner Eisman.

ALL IN FAVOR: AYE: 3 NAY: 0 MOTION CARRIED

Chairman Steinhoff opens meeting for discussion **ITEM 3** on the agenda.

ITEM 3: 139-141 CANAL STREET- GAMEX, LLC –PRELIMINARY DISCUSSION/ CREATE RESTAURANT IN EXISTING STRUCTURE WITH PROPOSED ADDITION AND OUTDOOR SEATING.

Village Attorney Berger recused himself from **Item 3** he currently represents Gamex, LLC.

Present: Genaro Garcia representing Gamex, LLC and Cary Hart of CD Hart Consulting.

Submitted: Proposed site plan, land survey (revised 10/3/13), elevations, site plan renderings, exterior façade surfaces, patio & terrace surfaces, exterior lighting samples, request for waiver of off-street parking requirements and SEQRA Short Form application.

Mr. Hart gave a description of the Gamex, LLC proposed site plan. The plans include renovating the existing 28' wide (Canal Street) storefront. Removal of an existing section of the building and the addition of a 20' x 58' wide dining hall portion and create a walled terraced outdoor dining area with a cover Spanish colonnade. The new structure will be a pre-engineered building.

Village Planner Shuster questions as to where the main entrance of the business will be.

Mr. Hart stated that there will be two entrances, with main entrance being on Canal Street and a secondary entrance on Center Street. An addition 20'x 58' would be built on the Center Street side of the property, (anticipated purchase from the Village of Ellenville- 90 Center Street Subdivision). The addition would be set back approximately 18-19' from the sidewalk.

Mr. Hart stated the Canal Street entrance would be open with the seating set into the interior of the opening of the entrance rather than on the sidewalk. A new façade would also be included on the Canal Street side of the structure.

Village Planner Shuster stated that the southwest adobe style submitted by Gamex, LLC does not comply with or blend with the existing architecture on Canal Street. He continued that brick may be an option to be considered and the how the windows embellishments may help add to the overall appearance of the façade.

Village Planner Shuster discussed the means of egress for the Center Street entrance. He stated suggestions for drop off and deliveries for the future site plan renderings.

Mr. Hart discussed the lighting elements, HVAC equipment, garbage retention and propane placement proposed by Gamex.

Code Enforcement Schug discussed possibility of holding a Public Hearing for this project.

ITEM 4: SEQRA- SHORT FORM EAF- NEW REQUIREMENTS:

Planning Board discussed the new requirements for the SEQRA.

Village Planner Shuster stated that the new short form helps provide more information, in order to give more guidance to the Planning Board.

Commissioners discussed the possibility of Village Planner Shuster conducting a SEQRA class for the Ellenville Planning Board.

ITEM 5: ULSTER COUNTY PLANNING BOARD:

On November 13, 2013 the Village of Ellenville Board of Trustees appointed Commissioner Eric Cafaro to represent the Village of Ellenville on the Ulster County Planning Board.

The Village of Ellenville would like to thank Elizabeth Hooper for previously representing our municipality on the Ulster County Planning Board.

Adjourn: Motion to adjourn by Commissioner Eisman, seconded by Alternate Commissioner Hooper meeting adjourned at 8:10 p.m.

ALL IN FAVOR: AYE MOTION CARRIED

Respectfully Submitted,

Jennifer B. Cataldi