

Village of Ellenville  
Zoning Board Commission  
March 21, 2012

Meeting called to order at 7:00 p.m. by Chairman Tennenbaum. Also Present at this time was Commissioner(s) Beck, Shorter and Horowitz.

Also Present: Brian Schug, Code Enforcement Officer, Planner Dan Shuster and Peter Berger, Village Attorney.

Country Financial Services - NYS Route 209/Center Street -  
Variance for a sub-division

Motion by Commissioner Horowitz, seconded by Commissioner Shorter to open a Public Hearing at 7:05 p.m.  
All in favor - Aye - motion carried

William Eggers, Medenbach & Eggers, was representing the applicant tonight. The applicant is requesting to subdivide a parcel of vacant land at the corner of Center Street to be conveyed to the Village of Ellenville. This land is currently used as a mini park with sidewalk passing through the center. This parcel is 4,288 square feet and 5,000 square feet is needed for a subdivision.

Attorney Berger commented that there is no practical use for this lot and the variance needed is less than 800 feet.

There was discussion if a variance is granted that a stipulation be placed stating that this parcel is only to be used as open space and not for any other use unless prior approval is received by the Village Planning Board.

Motion by Commissioner Beck, seconded by Commissioner Shorter to declare the Village of Ellenville Zoning Board as lead agency on this project, this variance is an unlisted action and applicant has submitted a Short Environmental Assessment Form.  
All in favor - Aye - motion carried

Motion by Commissioner Horowitz, seconded by Commissioner Beck acting as lead agency on said variance issued a Negative Declaration determining the proposed action would not have a significant effect upon the environment.

Roll Call Vote:	Chairman Tennenbaum	Aye
	Commissioner Beck	Aye
	Commissioner Horowitz	Aye
	Commissioner Shorter	Aye

Motion passed.

Motion by Chairman Tennenbaum, seconded by Commissioner Shorter to close the Public Hearing at 6:20 p.m.  
All in favor - Aye - motion carried

Motion by Commissioner Horowitz, seconded by Commissioner Shorter that a variance for the above applicant (Section 83.311-4- 42.1, 43, 44 & 47) be granted subject to a note on survey map that parcel is only to be used as open space and not for any other use unless prior approval is received by the Village Planning Board.  
All in favor - Aye - motion carried

Adjourn - Motion by Commissioner Shorter, seconded by Commissioner Beck to adjourn the meeting at 6:25 p.m.  
All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon, Village Clerk