

Village of Ellenville
Planning Board Commission
October 19, 2011

Meeting called to order at 7:00 p.m. by Chairman Bowler. Also present:
Commissioners Eisman and Maizer.

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

770 Development, LLC – 115 S. Main Street – Special Use permit request to create two accessory apartments on the second floor. Mr. Richard Horvath was before the board tonight representing owner Levi Hecht.

The applicant has not submitted a site plan as of this date; discussion took place about Section 227-28 E of the Village Code which states:

“One designated off-street parking space shall be provided for each accessory apartment in a structure. Such parking spaces may be on the same lot as the apartments or on another lot within a four-hundred-foot walking distance. If located on another lot, evidence that such parking space will be available as long as the apartment exists shall be presented prior to the issuance of a certificate of occupancy.”

Also discussed was the requirement to show parking, landscaping, lightning, signature bar for Chairman to sign, identification number and zoning data on the site plan.

Attorney Berger stated that one unit exceeds the 500 square feet that is allowed and Code Enforcer Schug read to board members Section 227-28 G:

“Modification of requirements. [Amended 10-22-2007 by L.L. No. 8-2007]
(1) The Planning Commission may modify, subject to appropriate conditions, the requirements of these regulations relative to apartment size in existing buildings to increase the apartment size as, in their discretion, is reasonable. The Planning Commission may allow such modification in special circumstances where it determines that apartment size of more than 500 square feet is necessary due to specific characteristics of the building, and will not adversely affect public health, safety and general welfare of the Village.
(2) The Planning Commission may waive, subject to appropriate conditions, the requirements of these regulations relative to off-street parking requirements in special circumstances where it determines that these requirements are not practicable due to physical conditions of the site or that parking is available in public parking lots within walking distance of the site.

Motion by Chairman Bowler, seconded by Commissioner Maizer to declare the Village Planning Board as lead agency on this project.

All in favor - Aye - motion carried

Motion by Chairman Bowler, seconded by Commissioner Maizer that prior to scheduling a Public Hearing on this request for a Special Use permit a complete site plan must be submitted to the Building Department.

All in favor - Aye - motion carried

Motion by Commissioner Eisman, seconded by Commissioner Maizer to adjourn at 7:25 p.m.

All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon
Village Clerk