

Village of Ellenville
Planning Board Commission
November 17, 2010

Meeting called to order at 7:00 p.m. by Chairman Bowler. Also present: were Commissioners Cafaro, Maizer, Steinhoff and Zelnik.

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

Minutes – Motion by Chairman Bowler, seconded by Commissioner Zelnik to accept the October 20, 2010 minutes as amended.

All in favor - Aye - motion carried

Chairman Bowler reminded board members that each commissioner needs four hours of training yearly.

Hoar/Craft – Terrie Street – This project is a two lot subdivision/lot line revision – approximately $\frac{3}{4}$ acres (Lot 1) is to be added to the lands of Terrie Hoar (0.43 acre) The $\frac{3}{4}$ acre parcel to be taken from lands of Terrie Hoar and Regina Craft.

Commissioner Steinhoff recused himself from all discussion and voting on this project.

Robert James, PE from A. Diachisin & Associates was representing the applicants and reviewed with board members the purpose of their request.

Planner Shuster reviewed with board members his findings, conclusions and recommendations:

Findings:

- a. The site is located in an R-1 District at the end of Terrie Street on the northern Village boundary.
- b. The applicant proposes to transfer a 33,368 square foot portion of a 16 acre lot to an adjacent 18,645 sq. ft. lot. The 16 acre lot is an irregular parcel which completely surrounds a separate 2.0 acre parcel. Access to the Village's water tank is gained through this parcel.
- c. The proposed subdivision will remove one of the two street frontages of the 16 acre lot leaving only the frontage at the end of the Jean Street which provides access to the water tank. There is no indication that the Village has a right-of-way or easement to the tank.
- d. The approximate location of a "drainage pipeline" is indicated across Parcel 2 but there is no indication of an easement or the owner of this pipeline.

- e. The land to be added to Lot 2 includes an encroachment of a driveway and shed from Parcel 2.

Conclusions and Recommendations

- a. The application does not raise any significant concerns, will remove two encroachments and does not create any zoning nonconformities.
- b. The subdivision should clarify the status of the Village's access to its water tank and the drainage pipeline across Lot 2.
- c. This application does not qualify as a lot line revision since the area to be transferred exceeds 10% of the minimum lot size in the district (§200-5.D). Therefore a public hearing must be conducted.
- d. A negative declaration under SEQR is appropriate.

Discussion ensued about the easement that is required from Navitsky and Mr. James stated that he will research the matter.

Motion by Commissioner Maizer, seconded by Commissioner Zelnik to have the Village of Ellenville Planning Board act as lead agency on said sub division and issued a Negative Declaration determining the proposed action would not have a significant effect upon the environment.

Roll Call Vote:

Chairman Bowler	Aye
Commissioner Cafaro	Aye
Commissioner Maizer	Aye
Commissioner Zelnik	Aye

Motion passed

Motion by Commissioner Cafaro, seconded by Commissioner Maizer to schedule a Public Hearing on the above matter for December 15, 2010 at 7:00 p.m.

All in favor - Aye - motion carried

Adjourn – Motion by Commissioner Zelnik, seconded by Commissioner Maizer to adjourn at 7:30 p.m.

All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon
Village Clerk