

VILLAGE OF ELLENVILLE
PLANNING BOARD COMMISSION

February 19, 2014

Present: Chairman Mark Steinhoff, Commissioners- Carl Rosenstock, Eric Cafaro, Darlene Maizer

Absent: Commissioner Alan Eisman, Village Planner Dan Shuster and Alternate Elizabeth Hooper

Also Present: 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:—Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to approve the Minutes from January 15, 2014 as presented.

ALL IN FAVOR: AYE: 4 NAY: 0 ABSENT: 1 MOTION CARRIED

ITEM 2: 139-141 CANAL STREET- GAMEX, LLC- SITE PLAN, CONTINUED DISCUSSION TO CREATE RESTAURANT IN EXISTING STRUCTURE WITH PROPOSED ADDITION AND OUTDOOR SEATING

Submitted: Site Plan/ Elevations/ Renderings/Waiver Request of Material Restriction/Waiver Request for Off Street Parking /Lighting Plan- 2/14/2014

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

Chairman Steinhoff opens the discussion with the Waiver Request submitted by Gamex, LLC.

Waiver Request: Request of Material Restriction regarding the use of fiber reinforced painted concrete surfaces (Stucco) and cultured stone at the Canal St. façade of the proposed project and as indicated per the Façade rendering.

Cary Hart discussed the rendering that was presented to Planning Board stating that the artist renderings were more vibrant than what they were looking to portray. They are looking to use more earth tones on the building or muted colors.

Chairman Steinhoff discussed that he felt the Canal Street façade presented by Gamex, LLC. is inappropriate for Canal Street. It would be preferable to see a similar facade style of the existing restaurant.

Commissioner Cafaro stated that the façade should be brick. He is against any form of stucco. He noted the extensive renovations to existing buildings on Canal Street including the Shadowland Theatre, and feels that any other façade would not be conducive to the area.

Commissioner Rosenstock was concerned with the color of the proposed structure.

Commissioner Maizer questioned placement of the dumpster for restaurant.

Code Enforcement Officer Schug stated that the Village of Ellenville allows dumpsters to be placed on Village property with administrative approval.

SEQRA DETERMINATION (State Environmental Quality Review Act)

MOTION: Motion by Commissioner Maizer, seconded by Commissioner Cafaro to declare the Village of Ellenville as Lead Agency for SEQRA determination.

ALL IN FAVOR: AYE MOTION CARRIED

MOTION: Motion by Commissioner Rosenstock, seconded by Commissioner Maizer to declare a Type II action with a negative declaration.

ROLL CALL VOTE:

AYE: Commissioners Rosenstock, Cafaro, Maizer and Chairman Steinhoff

NAY: NONE

ABSTAIN: NONE

ABSENT: Commissioner Eisman and Alternate Hooper

AYE: 4 NAY: 0 ABSENT: 1 MOTION CARRIED

Waiver Request: Request of Material Restriction regarding the use of fiber reinforced painted concrete surfaces (Stucco) and cultured stone at the Canal St. façade of the proposed project and as indicated per the Façade renderings.

MOTION: Motion by Commissioner Rosenstock seconded by Commissioner Maizer to discuss and approve the Waiver Request of Material Restriction.

DISCUSSION: Planning Board Commissioners discussed their final opinions on the Waiver Request of Material Restriction.

MOTION VOTE:

AYE: Chairman Steinhoff, Commissioners Maizer and Rosenstock

NAY: Commissioner Cafaro

ABSTAIN: None

ABSENT: Commissioner Eisman and Alternate Hooper

AYE: 3 NAY: 1 ABSENT: 1 MOTION CARRIED

MOTION: Motion by Commissioner Maizer seconded by Commissioner Cafaro to schedule a public hearing for the March Planning Board Meeting.

ALL IN FAVOR: AYE MOTION CARRIED

Public Hearing scheduled for March 19, 2014 at 7:00p.m.

MOTION: Motion by Commissioner Cafaro seconded by Commissioner Maizer to approve Request for Waiver for Off Street Parking.

AYE: 4 NAY: 0 ABSENT: 1 MOTION CARRIED

Final site plan will be sent to Ulster County Planning Board for comment.

Adjourn: Motion to adjourn by Commissioner Cafaro, seconded by Commissioner Maizer meeting adjourned at 8:00 p.m.

ALL IN FAVOR: AYE MOTION CARRIED

Respectfully Submitted,

Jennifer B. Cataldi