

**VILLAGE OF ELLENVILLE**  
**PLANNING BOARD COMMISSION**

**March 19, 2014**

Present: Commissioners- Carl Rosenstock, Darlene Maizer, Alan Eisman and Alternate Elizabeth Hooper

Absent: Chairman Mark Steinhoff and Commissioner Eric Cafaro

Also Present: Village Code Enforcement Officer- Brian A. Schug Jr.

Village Attorney- Peter Berger, Esq.

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

Meeting called to order at 7:00 p.m. by Acting Chairman Carl Rosenstock.

**ITEM 1: MINUTES APPROVAL:** Approval Draft- Tabled until Commissioners present at February 19, 2014 Planning Board meeting are available.

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

Submitted: Site Plan & Land Survey Revised 3/11/14 /Revised Façade Rendering/Existing Canal Street Façade &Materials/Gaby's Proposed Center Street(Full Build & Birds Eye View)/Gaby's Center Street Façade (Phase 1 Build & Birds Eye View) - 3/14/2014

Acting Chairman Rosenstock read the Public Notice and opened the **Public Hearing** at 7:02 p.m.

Village Attorney Berger recused himself as he currently represents Gamex, LLC in other matters not related to the Village of Ellenville.

Acting Chairman Rosenstock suggests that Gamex, LLC make their presentation to the Planning Board and the public.

Cary Hart of CD Hart Consulting, representative of Gamex, LLC provided photographs and background on the structure currently at 139-141 Canal Street. Mr. Hart then presents the prospective renderings and material samples. Mr. Hart proceeded to show revised renderings of Phase 1 and Phase 2(Full Build) facades for Gaby's restaurant. Estimated time frame for Phase 1 is approximately Spring / Summer 2015 and for Phase 2(Full Build) Spring 2016.

Materials submitted for approval included: tiles for an awning over hang (terracotta coloring), an acrylic modified stucco sample, natural limestone samples for the archway, metal work (raw steel) for the sign.

Members of the community spoke in favor of the Gaby's restaurant relocation site plan including:

Irena Albaum of Managewell Properties, Corp. stated that she feels the plans are beautiful and that they express the ethnicity of the restaurant.

Carlos Gonzalez, resident, questioned what stage in the planning process was the Gamex, LLC project.

Code Enforcement Officer Schug stated he believed that this was Gamex, LLC fourth time in front of the Planning Board. The project was sent to the Ulster County Planning Board and received a no comment response and a conditional site plan approval could be as early as the current meeting, depending on the Planning Boards assessment.

Carlos Gonzalez, resident, then stated that this plan would be a big plus to the entire community. He would have no objections at all.

Patricia Segal, resident, stated that we live in a diverse community and that diversity should be shown. She stated that Genaro (Garcia) is a successful business owner and he gives back to the community.

Brendan Burke of the Shadowland Theatre stated that on behalf of the Shadowland Theatre they support another business that compliments what their own business (Shadowland) has been doing. They have put a lot money into their building and appreciate their (Gamex, LLC) efforts.

Motion: Motion by Commissioner Eisman, seconded by Commissioner Maizer to close the public hearing at 7:15 p.m.

**All IN FAVOR: AYE MOTION CARRIED**

Ulster County Planning Board submitted a, "No County Impact" response for the Gamex, LLC site plan- issued: 3/5/2014 which is attached.

**MOTION:** Motion by Commissioner Eisman seconded by Commissioner Maizer for Gamex, LLC to approve site plan as demonstrated showing Phase 1 and Phase 2 (Full Build) with no conditions. Any changes to approved plans would require additional approval from the Planning Board.

**AYE:** Acting Chairman Rosenstock, Commissioners Maizer, Eisman and Hooper

**NAY:** None

**ABSTAIN:** None

**ABSENT:** Chairman Steinhoff and Commissioner Cafaro

**AYE: 4 NAY: 0 ABSTAIN: 0 ABSENT: 2 MOTION CARRIED**

**Adjourn:** Motion to adjourn by Commissioner Maizer, seconded by Commissioner Hooper-meeting adjourned at 7:25 p.m.

**ALL IN FAVOR: AYE MOTION CARRIED**

Respectfully Submitted,

Jennifer B. Cataldi