

**VILLAGE OF ELLENVILLE  
PLANNING COMMISSION  
MAY 14, 2008**

Meeting called to order at 7:00 p.m. by Chairman Bowler. Present: Commissioners, Elizabeth Hooper, Patrick Nilo, Mark Steinhoff and Carolyn Shorter (alternate member.)

Also present: Inspector Brian Schug and Village Attorney Philip Cataldi.

Minutes – Motion by Commissioner Hooper, seconded by Commissioner Steinhoff to accept the minutes of April 9, 2008 as presented.

All in favor - Aye - motion carried

91 Canal Street – John Livingston – continued discussion – special use permit for 3 accessory apartments above retail space.

Mr. Livingston brought to the meeting tonight pictures of the work done on this property. He also spoke about the wrought iron railing that he will be installing on the balcony. Chairman Bowler commented on the resolution that was passed at the April 9, 2008 planning board meeting and the reasons the board expressed concern about the façade. This resolution is as follows:

“NOW, THEREFORE, the Village of Ellenville Planning Board pursuant to the delegation of power in Section 227-125 of the Zoning Local Law of the Village does hereby approve the application of JOHN LIVINGSTON for special use permit to renovate and occupy three (3) accessory apartments at 87 Canal Street conditioned upon the completion of the following items in order to gain a Certificate of Occupancy for each of the apartments:

- 1) The applicant exhibiting the exterior façade features, signage and lighting as required by the Ulster County Planning Board.
- 2) The applicant exhibiting the proposed treatment of the storefront on the first floor.
- 3) The applicant exhibiting the proposed plans for the second floor façade treatment. “

The Commissioners spoke about the stipulation that was made at the last meeting and it was felt by the board the façade is not in harmony with the rest of Canal Street. Chairman Bowler spoke about the possibility of Mr. Livingston obtaining a “façade grant” and Attorney Cataldi commented that since design guidelines are not in place it would be difficult to hold the applicant to any set design features the board may want. In addition, if the applicant meets the criteria for a special use permit it should be granted to the applicant.

**Applicant has submitted the signage and lightning plans on the site plan and it automatically qualifies for the issuance of a certificate of occupancy. This planning board does not have to do any further review for this applicant.**

**Stuart Zuckrow – request from the Town of Wawarsing Planning Board for a letter stating that the Village of Ellenville has approved the concept of the subdivision.**

**It was the consensus of the Planning Board to have Attorney Cataldi draft this letter for Chairman Bowler’s signature.**

**Discussion – Workshop meeting with the Historical Preservation Committee, Mayor and Manager prior to the June 11<sup>th</sup> meeting at 6:00 p.m. to review and propose façade design standards and guidelines.**

**Chairman Bowler and Commissioner Steinhoff met with the Historical Preservation Committee earlier this week and there are two areas in the Village that they would like to have certain homes/businesses established as a historical building. The Historical Committee would like to meet with the Village Board and Planning Board to discuss design standards and guidelines. It was requested that Attorney Cataldi research other municipalities for their guidelines. Thomas Pasquezzi who has been involved with the rebuilding of Hudson will obtain a copy of Hudson’s guidelines and bring them to the workshop meeting.**

**Chairman Bowler indicated that there are several business façade changes in progress. In one case the applicant has replaced brick with vinyl. While it is an improvement, it is not in line with the surrounding buildings. The Shadowland is also planning a façade modification. While we expect them to do the right thing, presently the Village has no power/rules to ensure that any change conform to certain standards. Anything goes. In line with this...**

**Motion by Chairman Bowler, seconded by Commissioner Steinhoff requesting the Village Board to make an amendment to the Zoning Chapter of the Village code to authorize the Planning Board to review and approve any future façade or design features changes for any commercial buildings in the B-1, B-2 and B-3 district.**

**All in favor - Aye - motion carried**

**Commissioner Hooper spoke about discussion in the past for an architect review for site plans but due to the financial costs, could the planning board in its place find someone of equal knowledge who could offer advice to the Planning Board. Attorney Cataldi stated that if you gain a consultant to the Board either a change in the local law would have to be made and the Village Board would need to change the legislation. This discussion will be tabled to the joint workshop. It was suggested that an agenda be created for this workshop.**

**Checklist for Site Plan & Special Permit Review** – This will be tabled until Commissioner Diaz is present.

**Rules and Regulations for Conducting Meetings** – Attorney Cataldi gave board members a list for board members to review.

**Adjourn** – Motion by Commissioner Steinhoff, seconded by Commissioner Hooper to adjourn at 8:20 p.m.

All in favor - Aye - motion carried

Respectfully submitted,

Noreen Dechon

Village Clerk