

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
January 3, 2012**

MEMBERS PRESENT

Diane S. Deutsch, Chairman
Lynn Dowe
Ray Kelly
John Van Etten
Denise Birmingham
Peter Stettner, Alternate

ABSENT

ALSO PRESENT

Walter F. Garigliano, Town Attorney
Mark Van Etten, Building CEO
See attached sign in sheet

CHAIRMAN DIANE S DEUTSCH CALLED THE MEETING TO ORDER AT 7:00 PM.

ON MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY LYNN DOWE, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR DECEMBER 6, 2011. ALL IN FAVOR, APPROVED.

PUBLIC HEARING:

Ester Newhouse
8 lot Subdivision
Twin Bridge Road
SBL: 30.-1-88
Zone: R-1 #2011-0015

Eleven hearing notices were sent, 8 green cards received and 3 are outstanding.

Chairman Deutsch asked if there was anyone from the public who had any questions or comments.

Robert Ramsey said that their concern was that there be no problem with wells or septic.

Chairman Deutsch asked if there was anyone else from the public who had any questions.

There was no further response from the public.

ON A MOTION MADE BY LYNN DOWE, SECONDED BY JOHN VAN ETTEN, THE PUBLIC HEARING WAS CLOSED. ALL IN FAVOR. APPROVED.

Randy Wasson appeared for this project. A short discussion was held wherein Randy stated that he did a perc and deep hole tests with the DOH on December 9th at which time the DOH was satisfied though they haven't signed off on the tests yet. Mr. Ramsey spoke out and asked if with the increased activity there would be problems in the future. Randy said that they would do a test well and perhaps Mr. Ramsey would volunteer to have his well used to monitor the test. Mr. Ramsey and Randy will discuss this possibility after the meeting. Lot size was discussed briefly and it was determined that the lot sizes meet the zoning requirements. Attorney Garigliano asked about the site distance for lot 8. Randy said it was 664 towards Route 52 and 1,000 in the other direction. Attorney Garigliano also asked the road dedication was completed yet. Randy is to discuss it with the Town Board. It was determined that no action could be taken at this meeting as the DOH has yet to complete it's review and the issue of the road dedication is still up in the air. It was pointed out that if the road dedication was completed by the February 7th meeting, preliminary approval could be granted with the condition of DOH approval, or it could wait and once both DOH and road dedication were completed, then preliminary and final approval could be granted at the same time.

John Van Etten asked if the East Mongaup River was a County waterway and if it was wouldn't that trigger 239 review. Nancy is to call the County and find out if it is indeed a County waterway.

OLD BUSINESS:

Agudath Israel of America
Special Use Permit
Upper Ferndale Road
SBL: 29.-1-24.1
Zone: RS #2011-0022

Gary Silver and Meir Frischman appeared for this project. The current plan shows that all water drains towards the lake. It shows on the second page the light fixture photo-metrics including the model number, soil erosion & sediment control barriers, road detail and a side and front elevation of the proposed building.

Attorney Garigliano did SEQR and the Board answered question C6 as follows: "Applicant has agreed to remain within the previously established camper limitations."

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY LYNN DOWE, A NEGATIVE DECLARATION WAS DECLARED ON AGUDATH ISRAEL OF AMERICA. ALL IN FAVOR, APPROVED.

Mark Van Etten asked if there were going to be bleachers in the building. Meir Frischman said no. When asked what type of flooring was proposed Mr. Frischman said "blacktop". This project will be sent for 239 review and scheduled for a public hearing on February 7th. The applicant is to have a benchmark placed on the map to show where the elevations are taken and a note on the plan stating that "there will be no public assembly" and also show the type of lighting to be used, not just a model number.

BSD, LLC a/k/a Liberty Business Park

Subdivision
Harris Road
SBL: 41.-1-27
Zone: IC #2007-0079

BSD, LLC a/k/a Liberty Business Park

Special Use Permit
Harris Road
SBL: 41.-1-27
Zone: IC #2011-0020

Gerard Fitamant of Langan Engineering & Environmental Services appeared for this project. Mr. Fitamant provided a 4 lot subdivision plan containing lots 1, 2, 14 and the parent parcel based on the long form EAF that has already been submitted. After a brief discussion, the project is now to be forwarded to the Town Planner, Tom Shepstone, for review.

Yeshiva Letzirim Inc.

Special Use Permit
85 Ferndale Loomis Road
SBL: 35.-2-18.1 & 18.2
Zone: RD #2011-0014

Bill Sattler and Chris Brunjes of Adler Engineering appeared for this project. After a short discussion it was determined that the applicant still wants to have microwaves, sinks and small refrigerators in the units. The Planning Board advised them to go to the Town Board to see if the zoning law could be changed.

NEW BUSINESS:

Camp Bais Yaakov

Special Use Permit
482 Stanton Corners Road
SBL: 46.-1-57
Zone: RD #2012-0001

Yosef Newhouse appeared for this project. After a short discussion it was determined that the wording should be changed to “meets” instead of “exceeds” on the survey map. Chairman Deutsch asked what was planned for #38. Mr. Newhouse explained that they wanted to take down a wall from the hallway and use the hall and existing second bedroom as a sitting room and add on a master bedroom at the back.

Chairman Deutsch then asked about #28. Mr. Newhouse said it would be the same as #38. When asked about #42, Mr. Newhouse said that when his father was director, it was an infirmary which they’d needed at the time, but now they planned to use it for assembly use possibly as a synagogue. Attorney Garigliano asked Mr. Newhouse about the water and sewer

systems, were they internal or external to the camp. Mr. Newhouse said they were internal and that they were approved by the DOH. He was asked to supply the Board with a copy of the approval letter. He was also asked to restate #42 as "assembly" in the narrative and also state the number of bathrooms, that there will be no additional sleeping area in #42 and have all dimensions listed in his narrative.

Attorney Garigliano did SEQR with the answer to C5 as follows: "Yes, new bunkhouse may add up to 112 additional campers. Board will require updated proof of DOH plan approval."

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY LYNN DOWE, A NEGATIVE DECLARATION WAS DECLARED ON CAMP BAIS YAAKOV. ALL IN FAVOR, APPROVED.

A public hearing will be scheduled for February 7th.

Martco Realty LLC
Special Use Permit
Old Monticello Road
30.-1-58
Zone: R-2 #2012-0002

No one appeared for this project. Attorney Garigliano explained that he'd spoken with Mr. Siciliano earlier in the day and that the applicant will be annexing into the village, therefore there would be no need at this time to appear before the Planning Board.

ON A MOTION BY JOHN VAN ETEN AND SECONDED BY LYNN DOWE, THE MEETING WAS ADJOURNED AT 8:20 PM.

Respectfully submitted,
Nancy Saucier, Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Liberty's Planning Board from a meeting held on January 3, 2012 are not to be construed as the final official minutes until so approved. X Approved as read