

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
JANUARY 6, 2015**

MEMBERS PRESENT

Lynn Dowe, Chairman
Vincent McPhillips
Judy Siegel
Denise Birmingham
John Van Etten
Branden Reeves

ABSENT

Lydia Rolle

ALSO PRESENT

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

CHAIRMAN DOWE CALLED THE MEETING TO ORDER AT 7:04 PM.

**Benjamin Kavleski
Special Use Permit
272 Twin Bridge Road
SBL: 37.-1-25.3
Zone: RD #2014-0021**

PUBLIC HEARING

18 certified notices were mailed, 14 green cards back and 4 outstanding.

Chairman Dowe opens the public portion of the meeting.

No one is present from the public.

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.

Attorney Garigliano explains that there was a short EAF submitted along with the application which is not necessary because this is a Type II action so it is not subject to any environmental review under the State Environmental Quality Review Act. Attorney Garigliano advises that the file is complete.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL, THE SPECIAL USE PERMIT FOR BENJAMIN KAVLESKI WAS APPROVED. ALL IN FAVOR, APPROVED.

**Eisdorfer Subdivision Redevelopment
State Route 55
SBL: 40.-1-22.1
Zone: R-1 #2014-0018**

Attorney Garigliano advises the Board that the Superintendent of the Water and Sewer Department has provided a letter indicating that there is capacity available of X gallons per unit. Attorney Garigliano explains that he has been coordinating continuously over the last couple of weeks with Jacob Billig and they now can go back with that capacity available and reconfigure the site plan anyway they want as long as the number of bedrooms doesn't exceed the sewer availability. Mr. Billig will discuss this with his clients and decide how they want to present it.

**Leibish Teitelbaum
Special Use Permit
12 Village Green Circle
SBL: 47.-3-2./1201
Zone: DCC #2014-0022**

Victor Kask, Architect appeared for this matter. Mr. Kask explains that his client would like to construct a small 14' X 32' addition on their existing unit. The addition will consist of 2 bedrooms, 1 bathroom and a living room.

A brief discussion took place and it was determined that this project does not meet the requirements for a waiver under Local Law #3 of 2012. Attorney Garigliano advises that this is a Type II action and is not subject to SEQR. This matter will be sent to the County for 239 review and will be scheduled for a public hearing.

**Agudath Israel of America
Camp Bnos
Special Use Permit
SBL: 36.-1-60.1
Zone: R-1 #2014-0023**

Meir Frischman, Camp Director and Gary Silver, Attorney appeared for this matter. Mr. Silver explains that the application is for a proposed 100' X 80' pavilion for weather protected activities in the location of an existing paved basketball court. Mr. Silver advises

that Mr. Frischman did something very similar to this last May at Camp Agudah. Mr. Frischman presents the Board with a picture of the pavilion constructed at Camp Agudah.

A brief discussion took place and it was determined that the setbacks cannot be met and an Area Variance is required.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL, THE SPECIAL USE PERMIT FOR AGUDATH ISRAEL OF AMERICA – CAMP BNOS WAS DENIED. ALL IN FAVOR, APPROVED.

**Agudath Israel of America
Camp Agudah
Special Use Permit
SBL: 29.-1-24.1
Zone: R-1 #2014-0024**

Meir Frischman, Camp Director and Gary Silver, Attorney appeared for this matter. Mr. Silver explains that the application is to construct a 600 sq. ft. bathroom addition onto an existing Synagogue building.

A brief discussion took place and it was determined that the applicant needs to submit a site plan showing the separation distances between the existing structures and the proposed addition.

Attorney Garigliano advises that this is a Type II action and is not subject to SEQR. Attorney Garigliano explains that this does not meet the requirements for Local Law 3 of 2012 so the matter will be scheduled for a public hearing.

**Camp Adas Yereim
Special Use Permit
SBL: 18.-1-6
Zone: AC #2014-0025**

Israel Weingarten, Camp Director and Dan Smith of Adler Engineering appeared for this matter. Mr. Smith explains that his clients would like to construct a 160' X 100' kitchen and dining hall in place of an existing swimming pool, to relocate the swimming pool which would be 50' X 100', a 25' X 80' shower on the south side of the pool and a 40' X 30' addition to unit #9 which will consist of 2 bedrooms and 2 bathrooms.

A brief discussion took place regarding the sewer capacity and the flows and the location of the proposed kitchen / dining hall. The Board requests that the sewer system be shown on the plan along with the new placement of the garbage facility and screening.

Cong. Kahal Yirie Hashem, Inc.
Special Use Permit
SBL: 36.-1-12
Zone: R-1 #2015-0001

Randy Wasson, Engineer appeared for this matter. Mr. Wasson explains that the applicant would like to reconstruct units 6 and 7 which were destroyed by fire in August. Mr. Wasson advises that these units are strictly replacement units but they are slightly bigger. They are 2 bedrooms, 2 bathrooms with a little larger sitting area and a kitchen / dining area. Mr. Wasson explains that the sewer system is located across the street from the facility.

A brief discussion continued and it was determined that the building needs to be moved slightly to meet setbacks and the Board requests information on sewer capacity due to sewer problems in the past.

Cong. Tashbar Toras Chaim
Special Use Permit
SBL: 18.-1-7
Zone: AC #2015-0002

Randy Wasson, Engineer appeared for this matter. Mr. Wasson explains that the applicant would like to construct a 27' 8" X 36' addition on the rear side of the Rabbi's residence which will consist of 3 bedrooms and a sitting room. Mr. Wasson advises that there is a lot of sewer capacity but he will check on it.

A brief discussion continued and it was determined that this is a Type II action and is not subject to SEQR. This matter will be sent to the County for 239 review and scheduled for a public hearing.

**ON A MOTION MADE BY JOHN VAN ETEN AND SECONDED BY JUDY SIEGEL,
THE MEETING WAS ADJOURNED AT 8:10 PM.**

Respectfully submitted,

Tammy Wilson, Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Liberty's Planning Board from a meeting held on January 6, 2015 are not to be construed as the final official minutes until so approved.

 X Approved as read.