

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
MARCH 17, 2015**

MEMBERS PRESENT

Lynn Dowe, Chairman
Vincent McPhillips
Judy Siegel
Denise Birmingham
John Van Etten
Lydia Rolle

ABSENT

Branden Reeves

ALSO PRESENT

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

CHAIRMAN DOWE CALLED THE MEETING TO ORDER AT 7:30 PM.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY JUDY SIEGEL, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR FEBRUARY 3, 2015 WITH 1 MINOR CORRECTION. ALL IN FAVOR, APPROVED.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY JUDY SIEGEL, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR FEBRUARY 10, 2015 WITH 1 MINOR CORRECTION. ALL IN FAVOR, APPROVED.

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

PUBLIC HEARING

12 certified notices were mailed, 9 green cards back and 3 outstanding.

Chairman Dowe opens the public portion of the meeting.

No one is present from the public.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.

**Kelly Bridge Developers Corp (Mobile Home Park)
Special Use Permit
SBL: 40.-1-1.1
Zone: RD #2015-0003**

PUBLIC HEARING

15 certified notices were mailed, 8 green cards back and 7 outstanding.

Chairman Dowe opens the public portion of the meeting.

No one is present from the public.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.

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

Chairman Dowe advises that the 239 review has been received from the County and it is a matter for local determination.

Leonard Brown of Wasson Engineering appeared for this matter. Attorney Garigliano advises that at the last meeting the Board had requested that if there was going to be any lighting on the building that it be shown on the plan or a note stating that there isn't any and what the design flows are for the colony. Mr. Brown explains to the Board that the current SPEDES permit is for 6,000 gallons a day. Mr. Brown also advises that there are 44 bedrooms in the entire complex and there will be no increase in discharge.

A brief discussion took place and it was determined that a new plan be submitted showing the requested information.

**Kelly Bridge Developers Corp (Mobile Home Park)
Special Use Permit
SBL: 40.-1-1.1
Zone: RD #2015-0003**

Glenn Smith, Engineer appeared for this matter. Mr. Smith explains that this is a minor modification to the previously approved site plan to relocate a pool to be placed next the another pool which will make it safer for the children who are walking to the pool and it also allows for more parking next to the Synagogue.

ON A MOTION BY VINCENT McPHILLIPS, SECONDED BY JOHN VAN ETTEN, THE SPECIAL USE PERMIT FOR KELLY BRIDGE DEVELOPERS CORP. WAS APPROVED. ALL IN FAVOR, APPROVED.

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

Victor Kask, Engineer appeared for this matter. Mr. Kask explains that there has been a slight modification to the plan. The size of the unit has been reduced by 64 sq. ft.

A very brief discussion took place regarding the NYSEG easement on the property.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY JUDY SIEGEL, THE SPECIAL USE PERMIT FOR LEIBISH TEITELBAUM WAS APPROVED. ALL IN FAVOR, APPROVED.

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

Dan Smith of Adler Engineering and Israel Weingarten appeared for this matter. Chairman Dowe advises that at the last meeting the Board had requested sewer flows, lighting and landscaping designs. Mr. Smith advises that the existing system can handle up to 65,000 gallons per day and is only using 40,000 gallons per day which leaves room for up to 500 people.

A brief discussion took place regarding the site plan and it was determined that the camp population on the map shows 800 people and Mr. Weingarten advises that the camp population is 600 people. Mr. Weingarten advises that the landscaping and lighting were put on the site plan as requested.

ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE CAMP ADAS YEREIM SPECIAL USE PERMIT.

A brief discussion continued and it was determined that this matter would be scheduled for a public hearing and sent to the County for 239 review.

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

No one present for this matter.

**Agudath Israel of America
Camp Bnos
Special Use Permit
SBL: 36.-1-60.1
Zone: R-1 #2015-0007**

Gary Silver, Attorney and Meir Frischman appeared for this matter. Mr. Silver explains to the Board that Mr. Frischman would like to construct an open air pavilion over an existing basketball court. Mr. Silver advises that Mr. Frischman has just received an Area Variance from the Zoning Board of Appeals to reduce the building separation from 20' to 14' between unit #51 and the proposed pavilion.

ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE AGUDATH ISRAEL OF AMERICA - CAMP BNOS SPECIAL USE PERMIT.

A brief discussion continued and it was determined that this matter would be scheduled for a public hearing and sent to the County for 239 review.

**Hyland Resort, Inc.
Special Use Permit
SBL: 43.-1-6.1 & 14
Zone: RD #2015-0005**

Jay Zeiger, Attorney appeared for this matter. Mr. Zeiger explains that Hyland Resorts is an existing co-op facility and his clients would like to expand the facility by implementing Cluster Development building techniques to increase the number of units from 13 to 43.

Attorney Garigliano advises that the use is not permitted in the RD zoning district. Attorney Garigliano also explains that a Cluster Development consists of individual lots with a home on them and the site plan is showing just one lot with multiple homes.

A discussion took place and Mr. Zeiger advised that he will speak with his clients.

Bais Yaakov Council
Special Use Permit
SBL: 46.-1-57
Zone: RD #2015-0006

Yosef Newhouse appeared for this matter. Mr. Newhouse explains that he would like to construct an 8' X 14' covered porch onto unit #21 and a 16' X 28' addition onto unit #27 to be used as living space only.

Attorney Garigliano advises that this is a Type II Action and SEQR is not required.

A brief discussion continued and it was determined that this matter would be scheduled for a public hearing and sent to the County for 239 review.

Yeshiva Letzirim
Special Use Permit
SBL: 35.-2-18.1 & 35.-2-20
Zone: RD #2015-0004

Anthony Meluso, Engineer and Robert Werlau, contractor appeared for this matter. Mr. Meluso explains that his clients would like to construct two more dorms, two 28' X 48' classroom buildings and a new deck on the main building. Mr. Meluso advises that the dorm buildings will be 48' X 34' and 50' X 38'.

A discussion continued and it was determined that the properties should be merged and this matter will be scheduled for a public hearing.

H.A.S.C.
Special Use Permit
SBL: 12.-1-26.1
Zone: RD #2015-0008

Sam Kahn of H.A.S.C. and Leonard Brown of Wasson Engineering appeared for this matter. Mr. Kahn explains that he would like to rent a program trailer and install it temporarily for the summer as there is not enough time to construct a new building. Mr. Kahn also advises that two of the trailers shown on the site plan are already on the property. One of them is an 8' X 60' arts and crafts trailer and the other is an 8' X 40' storage container.

A discussion continued and it was determined that the storage container is not permitted and the Board needs some clarification of the code on temporary structures.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE MEETING WAS ADJOURNED AT 9:14 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 March 17, 2015 are not to be construed as the final official minutes until so approved.

 X Approved as read.