

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
APRIL 7, 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 7:04 PM.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR MARCH 17, 2015. ALL IN FAVOR, APPROVED.

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

PUBLIC HEARING

10 certified notices were mailed, 7 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 ETTEN, SECONDED BY DENISE BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.

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

PUBLIC HEARING

20 certified notices were mailed, 5 green cards back and 15 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 DENISE
BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.**

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

PUBLIC HEARING

12 certified notices were mailed, 5 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 DENISE
BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.**

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

PUBLIC HEARING

7 certified notices were mailed, 4 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 ETTEN, SECONDED BY DENISE BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.

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

Dan Smith of Adler Engineering appeared for this matter. A very brief discussion took place regarding the landscaping. Attorney Garigliano advises that everything appears to be in order with this matter.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR CAMP ADAS YEREIM WAS APPROVED. ALL IN FAVOR, APPROVED.

**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 the 239 review from the County has been received and they recommend the use of “full cut off” lighting fixtures instead of the “semi cut off” lighting fixtures. A brief discussion took place regarding the lighting.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR AGUDATH ISRAEL OF AMERICA - CAMP BNOS WAS APPROVED SUBJECT TO “FULL CUT OFF” LIGHTING FIXTURES BEING USED. ALL IN FAVOR, APPROVED.

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

No one is present for this matter.

Chairman Dowe advises that the 239 review has been received and it is a matter for local determination. Attorney Garigliano advises that everything appears to be in order.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR BAIS YAAKOV COUNCIL WAS APPROVED. ALL IN FAVOR, APPROVED.

**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.

A discussion continued regarding a replacement SPEDES permit and landscaping. Mr. Werlau advises that the merge request has been sent to the Assessor.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR YESHIVA LETZIRIM WAS APPROVED SUBJECT TO

- 1. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL A REPLACEMENT SPEDES PERMIT IS RECEIVED**
- 2. FINANCIAL SECURITY BE POSTED WITH THE TOWN IN THE AMOUNT OF \$5,000.00 FOR LANDSCAPING WHICH IS TO BE COMPLETED BY NOVEMBER 30, 2015**

ALL IN FAVOR, APPROVED.

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

Randy Wasson of Wasson Engineering appeared for this matter.

A very brief discussion took place regarding the clean-up of the collapsed garage that needs to be removed from the property.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR CONGREGATION KAHAL YIRIE HASHEM WAS

APPROVED SUBJECT TO THE COLLAPSED GARAGE BEING REMOVED. ALL IN FAVOR, APPROVED.

**H.A.S.C.
Special Use Permit
SBL: 12.-1-26.1**

Zone: RD #2015-0008

Randy Wasson of Wasson Engineering appeared for this matter. Mr. Wasson explains that Mr. Kahn has decided to now install a 10' X 30' office trailer, 12' X 50' arts and crafts activity trailer, a 20' X 40' pole barn and 2nd floor exterior stairs to grade on the main building.

ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE H.A.S.C. SPECIAL USE PERMIT.

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

**Cong. Tashbar Toras Chaim
Special Use Permit
SBL: 18.-1-7
Zone: AC #2015-0009**

Randy Wasson of Wasson Engineering appeared for this matter. Mr. Wasson explains that Congregation Tashbar has just received approvals at the February meeting to construct an addition and now has decided that they would also like to construct a covered porch.

A discussion continued and it was determined that this matter is a Type II action and is not subject to SEQR and this matter will be scheduled for a public hearing.

**Talmud Torah Toldos Yakov Yosef
Special Use Permit
SBL: 40.-1-5.3
Zone: RD #2015-0010**

Randy Wasson of Wasson Engineering appeared for this matter. Mr. Wasson explains that they would like to remove an infirmary, a staff housing trailer and another staff house and would like to construct a new enlarged infirmary and one duplex staff house. Mr. Wasson advises that the bed count will be reduced from 714 to 710.

ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE TALMUD TORAH TOLDOS YAKOV YOSEF SPECIAL USE PERMIT.

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

**Camp Yeshiva
Special Use Permit
SBL: 44.-1-35
Zone: RD #2015-0011**

Randy Wasson of Wasson Engineering appeared for this matter. Mr. Wasson explains that Camp Yeshiva would like to construct (2) two family staff houses, (2) single family staff houses and a camper bunk.

ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE CAMP YESHIVA SPECIAL USE PERMIT.

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

**Dee Dee's Cottages, LLC
Special Use Permit
SBL: 5.-1-36.1
Zone: RD #2015-0012**

Tom Ward, Engineer appeared for this matter. Mr. Ward explains that his client would like to establish a campground at the former Sonoma Falls. The parcel is approximately 101 acres in size and would include 48 campsites with centrally located utilities to include a bathhouse, water spigots, a sewer dump station and recreation areas.

A brief discussion took place and it was determined that the campsites do not meet the 200' required setback therefore an area variance is needed.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR DEE DEE'S COTTAGE, LLC WAS DENIED FOR

FAILURE TO COMPLY WITH THE 200' SETBACK FOR A CAMPGROUND. ALL IN FAVOR, APPROVED.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE MEETING WAS ADJOURNED AT 8:15 PM.

CHAIRMAN DOWE RE-OPENED THE MEETING AT 8:20 PM.

A discussion took place with Town Board member Dean Farrand in regards to making revisions to Local Law #3 of 2012.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE MEETING WAS ADJOURNED AT 9:09 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 April 7, 2015 are not to be construed as the final official minutes until so approved.

 X Approved as read.