

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
MAY 5, 2015**

MEMBERS PRESENT

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

ABSENT

Branden Reeves
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 7:03 PM.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR APRIL 7, 2015. ALL IN FAVOR, APPROVED.

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

PUBLIC HEARING

30 certified notices were mailed, 21 green cards back, 7 outstanding and 2 returned.

Chairman Dowe opens the public portion of the meeting.

Robin Greene reviews the plan the see the location of the proposed structures.

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

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

PUBLIC HEARING

6 certified notices were mailed, 4 green cards back and 2 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.**

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

PUBLIC HEARING

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

Chairman Dowe opens the public portion of the meeting.

Ella (last name not legible on sign in sheet) expresses concern about the construction noise.

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

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

PUBLIC HEARING

20 certified notices were mailed, 15 green cards back and 5 outstanding.

Chairman Dowe opens the public portion of the meeting.

Karen Picard asks if the property will be tax exempt and what the status was on the septic system.

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

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

Randy Wasson appeared for this matter. Mr. Wasson explains that his clients would like to put a temporary activity trailer behind the old UPS building in front of their indoor pool, an office trailer for their maintenance and housekeeping supervisors, a 20' X 40' pole barn for storage and construct a stairwell from the second floor to ground level on the main building.

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

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY JUDY SIEGEL, THE SPECIAL USE PERMIT FOR H.A.S.C. WAS APPROVED SUBJECT TO THE FOLLOWING CONDITIONS 1. TRAILERS ARE TO BE REMOVED BY OCTOBER 1, 2015 2. THE 12' X 60' (NOT TO EXCEED 60') TRAILER IS TO BE PLACED ON THE ALTERNATE LOCATION AS SHOWN ON THE SITE PLAN 3. NO PARKING BY NORTH ACCESS GATE BETWEEN UNITS 29 & 31. ALL IN FAVOR, APPROVED.

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

Attorney Garigliano advises that this application is to construct 2 porches, a 10' X 36' and an 8' X 20'. Randy Wasson appeared for this matter. Mr. Wasson explains that they just recently received approvals to construct an addition and now they would like to construct decks. Mr. Wasson advises that at the last meeting the Board determined that this Type II action under SEQR and 239 review is not required.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR CONGREGATION TASHBAR TORAS CHAIM WAS APPROVED. ALL IN FAVOR, APPROVED.

**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.

Attorney Garigliano advises that Units B23 & B25 are to be removed and replaced with a 32' X 96' structure which will be an infirmary and 2 residences and Unit B28 which has already been removed will be a 58' X 30' staff building.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR TALMUD TORAH TOLDOS YAKOV YOSEF WAS APPROVED SUBJECT TO AN "AS BUILT" DRAWING BEING SUBMITTED PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY. ALL IN FAVOR, APPROVED.

**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 advises that the 239 review was received and it's a matter for local determination.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR CAMP YESHIVA WAS APPROVED SUBJECT TO EITHER MERGING LOTS 44.-1-35 AND 44.-1-34.3 TO BECOME A SINGLE LOT OR LOT 44.-1-34.3 GRANTING A PERMANENT EASEMENT TO BENEFIT LOT 44.-1-35 PRIOR TO THE ISSUANCE OF CERTIFICATES OF OCCUPANCY. ALL IN FAVOR, APPROVED.

**Happy Daze Hunting & Fishing Camp Inc.
Special Use Permit
SBL: 46.-1-30.23
Zone: RD #2015-0013**

Mr. Morey appeared for this matter. Mr. Morey explains that they would like to construct a 28' X 48' addition on the back of their existing cabin. He advises that the existing cabin is 14' X 20'.

Attorney Garigliano advises that there is no topo on the maps as required. A brief discussion took place regarding the septic system flows and location. The property file located in the Building Department has a septic system plan that shows a system designed for 2 bedrooms. It was determined that the applicant needs to show some topo and sewer flows on the maps.

**Congregation Iched Anash
Special Use Permit
SBL: 44.-1-44
Zone: RH #2015-0014**

Attorney Garigliano explains that the applicant is asking if the Board would take the map which is being provided for informational purposes only and review it and schedule another meeting.

The applicants are requesting a Special Use Permit to operate a summer camp at the existing Swan Lake Hotel facility. Mr. David Weiss appeared for this matter. Mr. Weiss explains that they would like to have 275 campers and 30 staff families for the summer. There are 93 rooms in the main building and 135 in the back (Embassy building) for a total of 228 rooms. Mr. Weiss advises that they will only be using some of the existing buildings and the unused buildings will be fenced off so no one can access them.

A brief discussion took place and it was determined that the Board would meet on site May 12th at 5:30 pm to do a walkthrough of the facility and a special meeting will be scheduled for May 19th at 7:30 pm. The Board also determined that this matter should be sent to Glenn Smith, Engineer for his review and comments.

**ON A MOTION MADE BY JOHN VAN ETEN AND SECONDED BY JUDY SIEGEL,
THE MEETING WAS ADJOURNED AT 8:19 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 May 5, 2015 are not to be construed as the final official minutes until so approved.

 X Approved as read.