

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
May 21, 2013**

MEMBERS PRESENT

Lynn Dowe, Chairman
John Van Etten
Vincent McPhillips

ABSENT

Denise Birmingham
Judy Siegel
Lydia Rolle

ALSO PRESENT

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

CHAIRMAN LYNN DOWE CALLED THE MEETING TO ORDER AT 6:12 PM.

PUBLIC HEARING:

**Yeshiva Kavunas Halev
Special Use Permit
252 Ferndale Loomis Road
SBL: 36.-1-23.4
Zone: R-1 #2013-0015**

9 hearing notices were sent, 6 green cards received, 3 outstanding.

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

No one is present from the public.

Attorney Garigliano explains that at the last meeting Chris Brunjes from Adler Engineering asked the Board to schedule a public hearing and it is now his understanding from other representatives from Adler Engineering that the project is currently on hold and there is no site plan to hand out to the public. The hearing notice went in anticipating that the Board would get the requested site plan. Attorney Garigliano advises that the Board can recess the public hearing to the June meeting and that will give the applicant a chance to decide what they want to do.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY VINCENT MCPHILLIPS, THE PUBLIC HEARING WAS RECESSED TO THE JUNE 4TH MEETING. ALL IN FAVOR. APPROVED.

**Camp Yeshiva
Special Use Permit
Briscoe Road
SBL: 44.-1-35
Zone: RD #2013-0012**

Attorney Garigliano advises that at the last meeting a public hearing was held and the site plan had all of the requested changes on it but the Board could not act upon the plan because the 239 review had not yet been received from the County.

Chairman Dowe advises that the 239 review stated that it was a matter for local determination.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY VINCENT MCPHILLIPS, THE SPECIAL USE PERMIT FOR CAMP YESHIVA WAS APPROVED. ALL IN FAVOR, APPROVED.

**Kraut Bungalow Colony
Special Use Permit
Sunset Lake Road
SBL: 30.-1-27.2
Zone: R-1 #2013-0013**

Chairman Dowe advises that there was a public hearing held at the last meeting and that everything appears to be in order. Attorney Garigliano advises the Board that there was a question about the location of the chain link fence as it related to the compactor. The Board reviews the submitted plan and notes that the fence has not been relocated to surround the pool and compactor areas as requested.

Chairman Dowe advises that the 239 review stated that it was a matter for local determination.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY VINCENT MCPHILLIPS, THE SPECIAL USE PERMIT FOR KRAUT BUNGALOW COLONY WAS APPROVED WITH THE CONDITION THAT THE CHAIN LINK FENCE BE EXTENDED TO SURROUND THE POOL AND THE COMPACTOR. ALL IN FAVOR, APPROVED.

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

Attorney Gary Silver and Bill Sattler of Adler Engineering appeared for this project. Attorney Garigliano advises that the last indication in the Planning Board minutes was that the application was going to be limited to the 3 duplexes that were built and there was going to be an as-built plan showing those locations submitted to the Board before any application is made for the proposed units. Attorney Garigliano advises that what needs to be done is to continue with the strategy that the Board has and that is for the applicant to submit an as-built plan to clean up what they have already done which is Unit #1-2, #3-4 and #13-14.

A lengthy discussion continued regarding the sidewalks, retaining walls, handicapped restrooms, sprinkler systems being installed, water supply, water line placements, fire access roads and the compactor.

Mr. Silver requests permission for his client to be able to continue constructing the sidewalks and 2 retaining walls. The Board grants permission.

The Board advises Mr. Silver and Mr. Sattler to submit an as-built plan for the next meeting.

ON A MOTION BY JOHN VAN ETTEN, THE MEETING WAS ADJOURNED AT 6:55PM.

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 21, 2013 are not to be construed as the final official minutes until so approved.

 X Approved as read.