

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
JUNE 3, 2014**

MEMBERS PRESENT

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

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 7:03 PM.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR APRIL 22, 2014 WITH 1 MINOR CORRECTION. ALL IN FAVOR, APPROVED.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR MAY 6, 2014. ALL IN FAVOR, APPROVED.

**ABEF, Inc. (Greentree Acres)
Special Use Permit
594 Harris Road
SBL: 48.-1-3
Zone: IC #2013-0032**

PUBLIC HEARING

13 hearing notices were sent and 11 green cards back, 1 outstanding and 1 returned.

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

No one is present from the public.

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

Yeshiva Letzirim
Special Use Permit
Ferndale-Loomis Road
SBL: 35.-2-18.1
Zone: RD #2014-0009

PUBLIC HEARING

7 hearing notices were sent and 6 green cards back and 1 outstanding.

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

No one is present from the public.

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

ABEF, Inc. (Greentree Acres)
Special Use Permit
594 Harris Road
SBL: 48.-1-3
Zone: IC #2013-0032

Dan Smith from Adler Engineering appeared for this matter. Mr. Smith explains that he was asked to supply the Board with a bedroom count of the facility and the total bedroom count is 118 bedrooms. The existing sewer system is designed for 120 bedrooms and the applicants are only asking for 1 additional bedroom which leaves them within the limits of the existing system. The 1 bedroom will be added to the casino building to create a dwelling for the caretaker.

A brief discussion continued and it was determined that approvals could not be granted as the 239 review from the County has not been received. This matter will be on the agenda for the June 24th meeting.

**Yeshiva Letzirim
Special Use Permit
Ferndale-Loomis Road
SBL: 35.-2-18.1
Zone: RD #2014-0009**

Anthony Meluso, Engineer and Rob Werlau, contractor appeared for this matter. Mr. Werlau explains that what they are trying to do is clear up some of the questions from the last meeting. He advises that the property has been surveyed as requested by the Board. Mr. Meluso advises that he used Mr. Packer's survey map to do the site plan. Mr. Meluso explains that some screening was added to the front of the property, towel racks will be installed in the pool area to help prevent them from being hung on the fence and the pool has been finished since the last meeting. Mr. Meluso explains that he has been in contact with Glenn Illing from the Health Department through the entire process. Mr. Werlau explains that all of the debris has been removed from the property 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 YESHIVA LETZIRIM SPECIAL USE PERMIT.

Attorney Garigiano advises that the 239 review has not been received from the County.

A discussion continued and it was determined that this matter will be put on the agenda for the June 24th meeting.

**White Sulphur Homes
Subdivision
White Sulphur Road
SBL: 38.-1-43 & 34.12
(OLD) Zone: AC / RS (NEW) Zone: AC #2006-0038**

No one is present for this matter.

**Foxwoods Catskills Resort Casino
PUD
NYS Route 52 & Clements Road**

Attorney Garigiano advises that a work session will be scheduled for June 24, 2014 at 6:00 p.m.

Jon Sutherland
Lot Improvement
Cooley Road
SBL: 8.-1-31
Zone: RD #2014-0010

Jon Sutherland appeared for this matter. Mr. Sutherland explains that the purpose of the lot improvement is to convey 1.44 acres to the adjoining property (2.-1-38.2) to create a 2.45 acre lot and leaving his parcel (8.-1-31) with 33.31 acres.

ON A MOTION MADE BY JOHN VAN ETEN AND SECONDED BY VINCENT McPHILLIPS IT IS DETERMINED THAT THIS IS A LOT IMPROVEMENT. ALL IN FAVOR.

ON A MOTION BY JOHN VAN ETEN AND SECONDED BY JUDY SIEGEL, THE MEETING WAS ADJOURNED AT 7:58PM.

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 June 3, 2014 are not to be construed as the final official minutes until so approved.

X Approved as read.