

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
June 5, 2012**

MEMBERS PRESENT

Lynn Dowe, Chairman
Ray Kelly
John Van Etten
Denise Birmingham
Vincent McPhillips
Peter Stettner, Alternate
Lydia Rolle, Alternate

ABSENT

ALSO PRESENT

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

CHAIRMAN LYNN DOWE CALLED THE MEETING TO ORDER AT 7:02 PM.

ON MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR MAY 1, 2012. ALL IN FAVOR, APPROVED.

SECRETARY NOTE: The minutes were approved at the May 1, 2012 meeting for March 6, 2012 and April 3, 2012 as follows:

ON MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY RAY KELLY, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR MARCH 6, 2012. ALL IN FAVOR, APPROVED.

ON MOTION MADE BY RAY KELLY AND SECONDED BY JOHN VAN ETTEN, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR APRIL 3, 2012. ALL IN FAVOR, APPROVED.

Camp Bais Yaakov
Special Use Permit
482 Stanton Corners Road
SBL: 46.-1-57
Zone: RD #2012-0001

No one appeared for this project.

Brittenham Summers/Camp Hedvah

Lot Improvement

Muhlig Road

SBL: 14.-1-18 & 19.2

Zone: SC #2011-0008

Gary Silver appeared for this project. He explained that due to unforeseen circumstances, the closing did not occur in a timely fashion. Therefore he asked the Board for a re-approval. After a short discussion and verification of the plan, the Board agreed to the re-approval.

ON MOTION MADE BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE LOT IMPROVEMENT FOR BRITTENHAM SUMMERS/CAMP HEDVAH WAS RE-APPROVED. ALL IN FAVOR. APPROVED.

PLANNING BOARD MEMBERS, JOHN VAN ETEN AND DENISE BIRMINGHAM RECUSED THEMSELVES FROM THE FOLLOWING PROJECT BEFORE THE BOARD.

Ben Weitsman & Son of Liberty, LLC

Special Use Permit

Sheehan Road

SBL: 13-1-7.1, 13-1-7.2, 18-1-31 & 18-1-36.2

Zone: IC #2011-0021

No one appeared for this project.

PLANNING BOARD MEMBERS, JOHN VAN ETEN AND DENISE BIRMINGHAM ARE BACK ON THE BOARD FOR REMAINDER OF MEETING.

BSD, LLC a/k/a Liberty Business Park

Special Use Permit

Harris Road

SBL: 41.-1-27

Zone: IC #2011-0020

Attorney Charles Bazydlo was present but the Engineer, Gerard Fitamant was not. The Board tabled the project until Mr. Fitamant arrived.

NEW BUSINESS:

Camp Adas Yereim

Special Use Permit

365 Revonah Hill Road

SBL: 18.-1-6

Zone: RD #2012-0014

Bill Sattler and Israel Weinstein appeared for this project. They would like to enlarge the front porch and turn the crawl space in the new Shul to a full basement. Because the footprint is changing, Mark Van Etten had them appear before the Planning Board. John Van Etten said he had an issue with the fact that Building #5 and Building #9 would not have the required 20 feet distance once the deck was completed on Building #5. Bill and Israel agreed to make the necessary adjustments to preserve the 20 feet distance requirement. It was determined that the application was complete. A public hearing will be held on June 19th.

BSD, LLC a/k/a Liberty Business Park

Special Use Permit

Harris Road

SBL: 41.-1-27

Zone: IC #2011-0020

Attorney Charles Bazydlo and Engineer, Gerard Fitamant appeared for this project. Gerard Fitamant passed out copies of a letter and two small maps in response to the Town Engineer, Glenn Smith's review. The first response clarified the maps as required from Glenn's comment that some of the maps appeared confusing. The second response to Glenn's comment questioning the site runoff waste and where it might go was explained as follows:

"The stormwater from the entire project (at full development) will be discharged either into an existing ditch along Harris Road (County Road 175) or the wetlands situated within the site or into the Mongaup River.

The potable water for consumption on the project site will be obtained from the South Fallsburg/WoodBourne aquifer. "

The third and final response to Glenn's review to the comment that more detailed responses to Mr. Shepstone's and his prior review letters of April and February should be received was as follows:

"Detailed responses to Mr. Shepstone's (Town Planner) letter dated April 2, 2012 and Mr. Smith's (Town Engineer) letter dated February 3, 2012 were submitted to the Town Planning Board on May 23, 2012 and March 3, 2012 respectfully."

Gerard Fitamant then went on to explain that they've shifted the proposed entrance to the project over approximately 50 feet to allow for the required site distances. They now have 875 feet in one direction and 850 feet in the other.

Charles Bazydlo said he wanted to clarify with the Board that they were asking for a 4 lot subdivision and site approval only on lot 27.1. Site plan approval would be sought on each additional lot as tenants and or business owners appeared. Gerard Fitamant said that they would eventually have a package plant up the hill from lot 27.1. Attorney Garigliano said that it would be better to make the septic work where it is without easements to and through the other lots. The Board prefers to keep the septic on the lots. He suggested they show the septic location with a 50 % reserve area.

Charles Bazydlo and Gerard Fitamant are to clarify information with Tom Shepstone. Gerard said that the applicant would be opening the newly proposed entrance and blazing a logging trail across/parallel to the road to get access into the lot for logging purposes. Charles Bazydlo is to prepare a resolution and provide the Town attorney with a copy prior to their next appearance.

Promise Ministries International c/o Peter Park

Special Use Permit

Scheibe Road (Town Road #17)

SBL: 25.-1-16.5

Zone: RD #2012-0015

Randy Wasson and Jacob Billig appeared for this project. Randy explained that the applicant proposed a summer camp of 72 acres on Scheibe Road. The building would have an 8,000 square foot footprint and being two-stories, would have a total of 16,000 square feet. Attorney Garigliano said this has been before the Board before, but then the parcel was zoned AC and it was not allowed. Since the zoning change, it is now zoned RD and is a special use. Randy was asked if there were any wells on the property. He said he believed there was one but was not aware of the location or the production. He will find out for the next appearance. The single family house will be built by year-round building standards. The camp itself will be primarily used in the summer with the possibility of a few weekends in the "shoulder months" of spring and fall. It was brought to Randy's attention that summer camps can only operate through and including May to September. Chairman Dowe brought up the subject of loudspeakers. It was determined that this summer camp did not propose to use any. Randy said they still had to get a SPDES Permit, go to the DOH and update the boundary survey and topography. They would also need to do stormwater and would present these as part of the package as they go through the Board process. Randy was also reminded of the garbage and the requirement of a compacter and fenced in area for same.

Talmud Todos Yakov Yosef

Special Use Permit
248 Kelly Bridge Road
SBL: 40.-1-5.3
Zone: RD #2012-0016

Randy Wasson appeared for this project. He said that this project was approved in October of 2011. However, the approved plan did not include the steps to Bunk #7A. They are now seeking approval to the amended plan showing the steps. The application and map were determined to be complete, therefore the Board will hold a public hearing for this project on June 19th.

Hudson Valley Foie Gras

Special Use Permit
Brooks Road
SBL: 46.-1-32.1
Zone: IC #2012-0017

Steve Darcangelo, engineer and Marcus Henley, owner appeared for this project. They propose an addition to the existing foie gras facility. Mr. Darcangelo reiterated the details of his application letter, excerpts of which follow:

“This project involves a 50 X 74 building addition to their Processing Rom along with construction of a new loading dock and shed roof cover over new refrigeration equipment. Prior to undertaking this project the wastewater screen currently in use will be relocated and the building that houses it will be demolished. An existing wooden unloading area will also be demolished prior to starting construction on the new addition.”

“The new addition will be constructed of concrete block with a shed roof supported by bar joists. The new addition will have a concrete floor. A new loading dock will be constructed on the west side of the addition. Two walk-in coolers will be installed on the east end of the addition. Mechanical equipment for these refrigeration units will be housed in an enclosure west of the addition.”

“No new processes or operations will take place in this new facility.”

The Board questioned where the fowl was coming from. Mr. Henley said the fowl only comes from their own farms. Mr. Darcangelo stated that there would be no increase in waste water, in fact there might be a decrease. There would be no increase in parking or employees. For the next appearance Mr. Darcangelo would need to provide the Board with a full design plan and demolition plan. Also a new building site plan with contour lines in areas where changes of

contours apply. The Board also wants to see on the plans some idea where the boundaries are and to have the USGS map on the plans. Mr. Darcangelo was told that the submission date for the July 10th meeting is on or before noon on June 29th.

ON A MOTION BY JOHN VAN ETEN AND SECONDED BY DENISE BIRMINGHAM, THE MEETING WAS ADJOURNED AT 8:20 PM.

Respectfully submitted,
Nancy Saucier, Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Liberty's Planning Board from a meeting held on June 5, 2012 are not to be construed as the final official minutes until so approved.

___ Approved as read

DRAFT