

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
June 19, 2012**

MEMBERS PRESENT

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

ABSENT

Denise Birmingham

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 7:05 PM.

PUBLIC HEARING:

Camp Adas Yereim
Special Use Permit
365 Revonah Hill Road
SBL: 18.-1-6
Zone: RD #2012-0014

Eleven hearing notices were sent, 7 green cards received, 3 outstanding and 1 returned.

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

There was no response from the public.

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY RAY KELLY, THE PUBLIC HEARING WAS CLOSED. ALL IN FAVOR. APPROVED.

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 into a full basement. Because the footprint is changing, Mark Van Etten had them appear before the Planning Board. Bill and Israel made the necessary adjustments between Buildings #5 and #9 to preserve the required 20 feet distance requirement. It was found that instead of a full basement under the Shul, it will encompass only 2/3's of the area as they discovered ledge rock. After a short discussion, it was found that the curved driveway in front of the Shul was generally not used and gated to be used for emergency vehicles like fire or ambulance. It was determined that the application was complete.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY RAY KELLY THE SPECIAL USE PERMIT FOR CAMP ADAS YEREIM TO ADD PORCHES TO EXISTING BUILDINGS, MODIFY NEW SHUL CRAWL SPACE INTO A FULL BASEMENT AND MAKE THE FRONT PORCH 10 X 20 WAS APPROVED. ALL IN FAVOR. APPROVED.

Talmud Todos Yakov Yosef

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

Seven hearing notices were sent, 5 green cards received, 2 outstanding.

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

There was no response from the public.

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY RAY KELLY, THE PUBLIC HEARING WAS CLOSED. ALL IN FAVOR. APPROVED.

Pinchas Lauber appeared for this project. 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. It was determined that the application and map were complete.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY LYDIA ROLLE THE SPECIAL USE PERMIT FOR TALMUD TODOS YAKOV YOSEF TO AMEND THE APPROVED PLAN OF 10/4/11 TO SHOW THE STEPS ON THE FRONT AND BACK OF NEW BUNK #B7A WAS APPROVED. ALL IN FAVOR. APPROVED.

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

PLANNING BOARD MEMBER JOHN VAN ETTEN RECUSED HIMSELF FROM THIS DISCUSSION AS HE OWNS A PROPERTY WITHIN 500 FEET OF THE APPLICANT PROJECT.

Howard Rittberg and James Tofte appeared for this project. James provided copies of the plans. Previously submitted were the EAF and a Geotechnical Report along with a response to the Town Engineer, Glenn Smith's review.

It was determined that the truck turnaround at the end of the Town right of way at Sheehan Road at the transition from the 50 foot right of way to the private 33 foot wide easement will be shown on the final plans. The details are being coordinated with the Highway Department. The asphalt paving detail will also be shown on the final plans. Peter Stettner asked about the stability issue of the soil. James said that they would be using a tier of reinforcement mats to hold until stabilized. Chairman Dowe asked if they would be hydro-seeding. James said they would just seed with erosion control on top.

James provided the Planning Board file with a signed copy of the EAF. The signage was discussed and it was determined that he should bring to the next meeting a plan showing what they propose to have on the property for a sign. James said they would not have one viewable to the public from the roads or Highway 17/86 unless it was a billboard or one of the DOT's blue signs. He said that on site they planned to have a sign with a stone base and landscaping.

Lydia Rolle asked how many trees were being removed and what would be left in trees and area to Highway 17/86. It was discussed and determined that after its first winter season would determine whether or not trees would be necessarily planted around the site and if needed for screening purposes, the applicant would do so. There are issues the applicant needs to deal with with DOH and DEC also with the Town Board. Attorney Rittenberg asked if it was agreeable to the Planning Board for them to start the process of junkyard relocation with the Town Board. It was determined that it would be fine with the Planning Board for them to do so. A public hearing is to be scheduled for the July 10th meeting.

PLANNING BOARD MEMBER JOHN VAN ETEN RETURNS TO ACTIVE PARTICIPANT.

ON A MOTION BY JOHN VAN ETEN AND SECONDED BY RAY KELLY, THE MEETING WAS ADJOURNED AT 8:00 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 19, 2012 are not to be construed as the final official minutes until so approved.

 X Approved as read