

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
JUNE 19, 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 7:01 PM.

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

Chairman Dowe advises that the 239 review was received from the County and it is a matter for local determination. Dan Smith of Adler Engineering appeared for this matter. Mr. Smith explains that the Zoning Board had requested that the emergency accesses be put on the site plan so he has added them to the Planning Board site plans also. CEO Van Etten advises that he has been in contact with the 911 addressing office and they will be issuing new addresses for each unit. Mr. Smith advises that he spoke to Glenn Illing of the N.Y.S. D.O.H. and advises that as long as all of the low flow units are installed he will approve it. Mr. Smith explains that he was onsite checking for the low flow units and will be sending a letter to the N.Y.S.D.O.H. for approval.

A brief discussion continued.

ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE A.B.E.F., INC. (GreenTree Acres) SPECIAL USE PERMIT.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL, THE SPECIAL USE PERMIT FOR A.B.E.F., INC. (GreenTree Acres) WAS APPROVED SUBJECT TO THE N.Y.S.D.O.H. LETTER BEING RECEIVED BEFORE CERTIFICATES OF OCCUPANCY ARE ISSUED. ALL IN FAVOR, APPROVED.

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

Abe Brach, Owner, Anthony Meluso, Engineer, Rob Werlau, Contractor and Gary Silver, Attorney, appeared for this matter. Chairman Dowe advises that the 239 review was received from the County and it was determined to be a matter for local determination. Mr. Meluso explains that he has been in contact with the N.Y.S.D.O.H. in regards to the sewer system.

A brief discussion continued and it was determined that approval on the septic system is required from the N.Y.S.D.O.H. before Certificates of Occupancy will be issued for the staff dorm and the duplex unit, financial security be posted with the Town to move the existing pump house and apply for and receive an area variance before the end of the year.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY VINCENT McPHILLIPS, THE SPECIAL USE PERMIT FOR YESHIVA LETZIRIM WAS APPROVED SUBJECT TO THE N.Y.S.D.O.H. LETTER BEING RECEIVED BEFORE CERTIFICATES OF OCCUPANCY ARE ISSUED FOR THE STAFF DORM AND THE DUPLEX UNIT AND THE APPLICANT SECURES PROPER FUNDS WITH THE TOWN TO SECURE THE COST OF MOVING THE EXISTING PUMP HOUSE IF AN AREA VARIANCE IS NOT GRANTED BEFORE THE END OF THE YEAR. ALL IN FAVOR, APPROVED.

ON A MOTION MADE BY JOHN VAN ETEN AND SECONDED BY JUDY SIEGEL, THE MEETING WAS ADJOURNED AT 7:27PM.

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 19, 2014 are not to be construed as the final official minutes until so approved.

 X Approved as read.