

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
JUNE 25, 2015**

MEMBERS PRESENT

Lynn Dowe, Chairman
John Van Etten
Judy Siegel
Denise Birmingham
Vincent McPhillips
Branden Reeves

ABSENT

Lydia Rolle

ALSO PRESENT

Jacob Billig, Acting Town Attorney
Mark Van Etten, CEO
See attached sign in sheet

CHAIRMAN DOWE CALLED THE MEETING TO ORDER AT 7:04 PM.

**Congregation Iched Anash
Special Use Permit
SBL: 44.-1-44
Zone: RH #2015-0014**

John Furst, Attorney, David Weiss, Camp Director and Todd Gallo, owner of the hotel also appeared for this matter. The applicants are requesting a Special Use Permit to operate a summer camp at the existing Swan Lake Hotel facility.

PUBLIC HEARING

24 certified notices were mailed, 18 green cards back and 6 outstanding.

Chairman Dowe opens the public portion of the meeting.

Johan Adriaans, contractor for the applicant advises that he has replaced the roofs on 4 buildings at the facility and he is in total support of the project.

Nancy Levine, resident of Swan Lake advises that first she would like to thank the Planning Board for doing everything possible to accommodate the buyer for the Hotel. She has spent several years trying to make Swan Lake a beautiful place with the help of the other

residents and the Renaissance. She advised that she has met with Mr. Weiss and after “checking him out” she found that he has a stellar reputation. She advises that Mr. Weiss has agreed to leave 2 of the basketball courts for the community to continue using; he has agreed to help clean the park whenever it is needed and other things as well. She advises that Mr. Weiss lives in Swan Lake and he wants it to be clean and beautiful and he has already invested a great deal of money in a hotel that sorely needed it. She explains that in the last couple of months he has truly accomplished what she thought would be impossible. She is in full support of the project and looks forward to what will be done.

Steve Levine of Fallsburg Lumber Company advises that he feels that they are a great organization and he was happy to hear that they were interested in the Hotel and he supports the project.

Tim Eronymous, resident of Swan Lake and Chief of the Fire Department advises that he has worked with Mr. Weiss and he has done a tremendous job making the place look a lot better and he thinks that the community should give them a chance.

Bill Sedlack advises that he feels that the applicant deserves the opportunity to try to improve the facility.

Joel Rosenfeld of Machne Gila advises that he feels the Town will benefit from this project and he is in support of it.

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

Discussions took place regarding the mold and moisture situation, securing the unused buildings and making them water tight, the County 239 review comments and the manhole repairs that need to be made to satisfy the Town Water Department.

ATTORNEY BILLIG READS SEQR INTO THE MINUTES.

The Board reads and reviews the proposed resolution.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY JUDY SIEGEL THE BOARD ADOPTS THE RESOLUTION AND NOTICE OF DETERMINTION OF NON-SIGNIFICANCE FOR CONGREGATION ICHED ANASH SPECIAL USE PERMIT.

Attorney Billig advises that the Resolution will be published in the Environmental Notice Bulletin.

The Board reviews the 239 comments and is currently not favorable of the recommendations but may consider them in the future.

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY JUDY SIEGEL AND OPPOSED BY VINCE McPHILLIPS, THE BOARD HAS READ THE SUGGESTIONS ON THE COUNTY 239 REVIEW, THE BOARD HAS CONSIDERED THEM, DISCUSSED THEM WITH THE APPLICANT AND AT THIS TIME THE BOARD WILL NOT PURSUE THEM BUT WILL CONSIDER THEM IN THE FUTURE FOR THE CONGREGATION ICHED ANASH SPECIAL USE PERMIT.

The Board reads and reviews the proposed resolution granting approval.

ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY JUDY SIEGEL AND OPPOSED BY VINCE McPHILLIPS, THE BOARD ADOPTS THE RESOLUTION GRANTING APPROVAL FOR THE CONGREGATION ICHED ANASH SPECIAL USE PERMIT SUBJECT TO THE FOLLOWING CONDITIONS:

1) Trash Compactor

No trash compactors required at this time – daily trash pick-up except on Saturdays (Shabbos). Approximately 10 trash cans to be supplied throughout exterior areas of facility.

2) Restricted entry plan to non-approved areas

- a. Inside all buildings to be occupied
- b. Exterior Area

Accept as written to also include a plan relative to the 4th floor being blocked off and inaccessible, elevators must be working but kept inaccessible and there will be an emergency plan put into place with the Code Enforcement Officer, the Fire Department and EMS in terms of keys and a written plan.

3) Waste water / sanitary service

- a. Complete replacement of manhole (dining hall area lines) and appurtenances
- b. Complete disconnection of inflow and infiltrations sources
- c. Provide sanitary sewer flow metering facilities in a meter pit on 8” service line to facilitate effluent flow monitoring (applicable to users > 400 gpd)

Accept as written to also include a required bond with the amount to be determined by the Town Water & Sewer Department and the Town Board. The Town Water and Sewer Department in a memo dated June 26, 2015, recommended that a bond in the amount of \$ 25,000 be set up with the Swan Lake Resort Hotel for the completion of the sewer meter installation and continuing I & I work still needing to be done. This amount to be approved by the Town Board.

- 4) Properly sized grease traps installed for kitchen.

Must meet satisfaction of the Code Enforcement Officer

- 5) Evaluate unused buildings, remove bad or unwanted buildings and make the rest watertight by end of year.

Buildings to be watertight by May 1, 2016

- 6) Fence around unused buildings and areas to be 6' high.

Has been completed

Additional Conditions:

- 7) Breezeway (walkway) must be down (demolished) before 1 year renewal of special use permit.
- 8) Pool located by the river side on the site plan must be drained.
- 9) Parcels 44.-1-43.2 and 44.-1-44 to be merged into one parcel.
- 10) Special Use Permit to expire in one calendar year – June 25, 2016
- 11) Application for renewal of Special Use Permit to be submitted no later than April 1, 2016.
- 12) Site plan to be revised and updated.

**ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY JUDY SIEGEL,
THE MEETING WAS ADJOURNED AT 9:22 PM.**

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 25, 2015 are not to be construed as the final official minutes until so approved.

 X Approved as read.