

**TOWN OF LIBERTY  
PLANNING BOARD MINUTES  
July 2, 2013**

**MEMBERS PRESENT**

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

**ABSENT**

Walter Garigliano, Town Attorney

**ALSO PRESENT**

See attached sign in sheet

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**CHAIRMAN LYNN DOWE CALLED THE MEETING TO ORDER AT 7:08 PM.**

**CHAIRMAN DOWE WELCOMES BRANDEN REEVES TO THE BOARD AS AN ALTERNATE MEMBER.**

**ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR JUNE 4, 2013. ALL IN FAVOR, APPROVED.**

**PUBLIC HEARING:**

**Adas Yereim  
Special Use Permit  
Revonah Hill Road  
SBL: 18.-1-6  
Zone: AC      #2013-0007**

12 hearing notices were sent, 8 green cards received, 4 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 ETTEN, SECONDED BY DENISE BIRMINGHAM, THE PUBLIC HEARING WAS CLOSED. ALL IN FAVOR. APPROVED.**

SEQR is read into the minutes.

**ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE BOARD DECLARES A NEGATIVE DECLARATION ON THE ADAS YEREIM SPECIAL USE PERMIT.**

Israel Weingarten and Bill Sattler appeared for this matter. Mr. Weingarten explains that he is only seeking approval on the conversion of the shul basement area from storage to classroom use.

A very brief discussion continued.

**ON A MOTION BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR ADAS YEREIM WAS APPROVED. ALL IN FAVOR, APPROVED.**

**Lipsker Duchman Diamond Inc.**  
Special Use Permit  
1405 Horseshoe Lake Road  
SBL: 43.-1-18  
Zone: RD #2013-0018

Perry Meltzer, Attorney and Maria Zeno appeared for this project. Ms. Zeno explains that they are seeking site plan approval for some additions and alterations that have already been made to some of the units. Ms. Zeno advises that they were in front of the Board at the May meeting and there were some things that the Board had requested in which she believes they have met. Ms. Zeno explains that the separation distances between the buildings was put on the new plan, distances to the edge of any pavement if there is any, walkways and contour lines. Mr. Meltzer explains that there are some building permits on file in the building department for some of the additions but there were never any Certificates of Occupancy issued. Mr. Meltzer advises that he will speak with his clients about the separation distances between the additions.

A brief discussion continues and it is determined that this matter will be put on the August agenda.

**Yeshiva Letzirim Inc.**  
Special Use Permit  
85 Ferndale Loomis Road  
SBL: 35.-2-18.1 & 18.2  
Zone: RD #2011-0014

Bill Sattler from Adler Engineering appeared for this matter. Mr. Sattler explains that they are seeking approval on the “as built plan”. Mr. Sattler explains that to date the applicants have done everything that the Board has requested of them. CEO Van Etten advises that he feels that the applicants have done everything that has been requested.

A brief discussion continued.

**ON A MOTION BY JOHN VAN ETTEN, SECONDED BY VINCENT McPHILLIPS, THE SPECIAL USE PERMIT “AS BUILT PLAN” DATED JUNE 23, 2013 FOR YESHIVE LETZIRIM WAS APPROVED. ALL IN FAVOR, APPROVED.**

**Machne Gila**  
Special Use Permit  
5335 State Route 55  
SBL: 36.-1-13 & 15  
Zone: R-1 #2013-0021

Joel Rosenfeld appeared for this matter. Mr. Rosenfeld explains that the camp has recently purchased a piece of adjoining property and would now like to expand. Mr. Rosenfeld explains that there are several things that they would like to do but the first things that need to be done is that the current dining hall needs to be extended and that the existing septic system needs to be upgraded. Mr. Rosenfeld explains that they would also like to add approximately 5 bunk houses and 3 staff houses. Mr. Rosenfeld also advises that the condemned casino building will also be taken down.

A brief discussion continued and the Board requests that the applicant show lighting, walkways, septic systems, porches, stairs, etc. on the plan and submit new plans for the August meeting.

**Yeshiva Letzirim Inc.**  
**Special Use Permit**  
**85 Ferndale Loomis Road**  
**SBL: 35.-2-18.1 & 18.2**  
**Zone: RD #2013-0022**

Bill Sattler from Adler Engineering appeared for this matter. Mr. Sattler explains that the applicant would like to construct a 24' X 24' classroom building, to replace an existing 8' X 24' deck and construct a new 12' X 12' porch on the existing dorm / community building. Mr. Sattler explains that the classroom building will be a pole barn style construction with walls with screening on top so the students can get fresh air and not be distracted by the surroundings. Mr. Sattler advises that the classroom will be for studying only there will be no night use, no bathrooms or dining area of any kind, strictly classroom space. Mr. Sattler advises that he will submit a more detailed plan of the proposed classroom building and lighting.

SEQR is read into the minutes.

**ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY JUDY SEIGEL, THE BOARD DECLARES A NEGATIVE DECLARATION ON THE YESHIVA LETZIRIM SPECIAL USE PERMIT.**

After a brief discussion it was determined that this matter will be scheduled for a public hearing at the special meeting.

There was a brief discussion regarding a special meeting which will be scheduled for July 23, 2013 at 7:00 pm.

**ON A MOTION BY JOHN VAN ETTEN AND SECONDED BY JUDY SEIGEL, THE MEETING WAS ADJOURNED AT 8:32PM.**

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 July 2, 2013 are not to be construed as the final official minutes until so approved.

  X   Approved as read.