

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
JULY 7, 2015**

MEMBERS PRESENT

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

ABSENT

Lydia Rolle
Branden Reeves

ALSO PRESENT

Mark Van Etten, CEO
See attached sign in sheet

CHAIRMAN DOWE CALLED THE MEETING TO ORDER AT 7:03 PM.

**Congregation Machne Shalva
Parksville Road
Special Use Permit
SBL: 12.-1-38.2
Zone: R-1 #2015-0016**

Mendel Goldberg appeared for this matter. Mr. Goldberg advises that he would like to add some porches and decks to some of the existing units and some additions and alterations to existing buildings. Mr. Goldberg explains that he would like to add a proposed 45' X 80' parking lot between unit 19 and the dining room, demolish units 17 and 18 and replace with a new unit of equal sq. ft. to both units demolished, add a proposed 6' X 10' deck to the front of unit 4, enclose the existing 10' X 12' deck on front of unit 2, add a proposed 8' X 10' deck to the front of unit 7, add a proposed 8' X 10' deck to the side of unit 6, enclose the existing 8' X 30' deck on the rear of unit 21, add an 8' X 25' addition onto the existing bathroom on right side of unit 21, square off and enclose the existing 10' X 15' deck on the front of unit 21, convert laundry area and shop of unit 25 into a dormitory area and relocate the laundry room to a new building on the property and erect a temporary tent over the tennis court for a covered outdoor eating area.

The Board reviews the plans and advises that the maps need to be revised to show some topo, location map to be added, show the septic area and capacity, compactor location, property lines, fencing, lighting and the number of people at camp. After a lengthy discussion it was determined that Mr. Goldberg will revise the maps as requested and make some changes to the location of the additions to meet setbacks and will appear in front of the Board again.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY VINCENT McPHILLIPS, THE PLANNING BOARD FINDS THAT LOCAL LAW #3 OF 2012 APPLIES TO THE PROPOSED BATHROOM ADDITION TO UNIT 21. THE PLANNING BOARD WAIVES ALL OF THE REVIEW REQUIREMENTS UNDER 147-28 FOR A SPECIAL USE PERMIT AS AUTHORIZED BY LOCAL LAW #3 OF 2012 FOR CONGREGATION MACHNE SHALVA. ALL IN FAVOR, APPROVED.

**Swan Lake Gardens II LLC
2 Stanton Corners Road
Special Use Permit
SBL: 47.-4-2
Zone: DCC #2015-0017**

Levi Kaufman and Allen Frishman appeared for this matter. Mr. Frishman explains to the Board that Mr. Kaufman has an existing store front located on Stanton Corners Road and he would like to now operate the building as a deli take out with no seating.

A discussion took place and it was determined that there is no parking for the customers and the applicant was advised that the parking issue needs to be resolved. Mr. Kaufman advises the Board that he would like to come back before them with a full plan for a restaurant and parking.

**Green Acres Cottages
Denman Road
Special Use Permit
SBL: 30.-1-90.3
Zone: SC #2015-0018**

Allen Frishman appeared for this matter. Mr. Frishman advises that his applicant would like to construct a 30' X 50' Mikvah building and add an emergency exit from the existing Community building.

A discussion took place and it was determined that there is a fallen tree that needs to be removed along with some garbage and debris near the rear of the property that needs to be cleaned up. It was also determined that a plan with a lighting profile needs to be submitted along with a report of the flows into the septic from the Mikvah along with the sewer flows and capacity of the facility.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY JUDY SIEGEL, THE PLANNING BOARD FINDS THAT LOCAL LAW #3 OF 2012 APPLIES TO THE PROPOSED STAIRWAY TO THE COMMUNITY BUILDING. THE PLANNING BOARD WAIVES ALL OF THE REVIEW REQUIREMENTS UNDER 147-28 FOR A

SPECIAL USE PERMIT AS AUTHORIZED BY LOCAL LAW #3 OF 2012 FOR GREEN ACRES COTTAGES. ALL IN FAVOR, APPROVED.

**Green Hills Estates
Modifications**

Randy Wasson appeared for this matter. Mr. Wasson advises that his clients received approvals in 2008 to construct several units and after starting construction the owners now would like approval to turn one (1) of the proposed buildings 90 degrees.

A brief discussion took place and it was determined that this is a minor change but there is an existing community building and a trailer that are in unsafe condition that need to be removed.

ON A MOTION BY JOHN VAN ETTEN, SECONDED BY JUDY SIEGEL, THE SPECIAL USE PERMIT MINOR MODIFICATION FOR GREEN HILLS ESTATES WAS APPROVED SUBJECT TO THE UNSAFE COMMUNITY BUILDING AND TRAILER BEING REMOVED PRIOR TO A BUILDING PERMIT BEING ISSUED. ALL IN FAVOR, APPROVED.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY JUDY SIEGEL, THE MEETING WAS ADJOURNED AT 8:54 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 July 7, 2015 are not to be construed as the final official minutes until so approved.

 X Approved as read.