

**TOWN OF LIBERTY  
PLANNING BOARD MINUTES  
SEPTEMBER 1, 2015**

**MEMBERS PRESENT**

Lynn Dowe, Chairman  
John Van Etten  
Denise Birmingham  
Lydia Rolle

**ABSENT**

Branden Reeves  
Judy Siegel  
Vincent McPhillips

**ALSO PRESENT**

Walter Garigliano Town Attorney  
Mark Van Etten, CEO  
See attached sign in sheet

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**CHAIRMAN DOWE CALLED THE MEETING TO ORDER AT 7:06 PM.**

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

**PUBLIC HEARING**

17 certified notices were mailed, 13 green cards back and 4 outstanding.

Chairman Dowe opens the public portion of the meeting.

No one is present from the public.

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

**Shelley Realty  
Harris Road  
Subdivision  
SBL: 36.-1-114  
Zone: SC #2015-0021**

**PUBLIC HEARING**

21 certified notices were mailed, 8 green cards back and 13 outstanding.

Chairman Dowe opens the public portion of the meeting.

No one is present from the public.

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

**Hyland Resort Inc.  
63 Heinle Road  
SBL: 43.-1-14  
Zone: RD**

**PUBLIC HEARING**

14 certified notices were mailed, 10 green cards back and 4 outstanding.

Chairman Dowe opens the public portion of the meeting.

Ralph Abilnez – lives across Briscoe Road from the farm and has expressed concerns about water and waste runoff.

Casimir Marinowski – lives directly across the street from the farm and has concerns about the property being clear cut and would like to see some sort of buffer put in. He is also concerned about the location of the proposed driveway being directly across from his driveway.

Irina Goldman – lives next to the farm and has concerns about the farm following regulations and would like to know if there are any State approvals needed.

Mary Heinle – was inquiring if the goats are currently at the proposed barn location.

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

**Machne Gila  
5335 State Route 55  
Special Use Permit  
SBL: 36.-1-13  
Zone: R-1 #2015-0020**

**PUBLIC HEARING**

**CHAIRMAN DOWE ABSTAINS FROM THIS MATTER.**

**BOARD MEMBER JOHN VAN ETTEN STEPS UP AS ACTING CHAIRMAN.**

24 certified notices were mailed, 9 green cards back, 14 outstanding and 1 returned.

Acting Chairman Van Etten opens the public portion of the meeting.

No one is present from the public.

**ON A MOTION MADE BY DENISE BIRMINGHAM, SECONDED BY LYDIA ROLLE,  
THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.**

Acting Chairman Van Etten advises that the 239 review has been received and it is a matter for local determination.

Attorney Garigliano advises that the application is to construct additions onto 5 of the existing dormitories to increase the space for the campers and remove 3 existing dormitories and replace them with 2 new dormitories and there will be no change in the camp population as shown on the site plan with a revision date of August 5, 2015.

**ON A MOTION BY DENUISE BIRMINGHAM, SECONDED BY LYDIA ROLLE, THE  
SPECIAL USE PERMIT FOR MACHNE GILA WAS APPROVED. ALL IN FAVOR,  
APPROVED.**

**CHAIRMAN DOWE RETURNS**

**Shelley Realty  
Harris Road  
Subdivision  
SBL: 36.-1-114  
Zone: SC #2015-0021**

Allen Frishman appeared for this matter. Mr. Frishman explains that his client would like to turn 2 existing lots into 3 lots to straighten out the existing lot lines. Lot 1 existing lot 36.-

1-114 would be 1.812 acres, lot 2 (the new lot) would be 0.646 acres and lot 3 existing lot 36.-1-115 would 2.228 acres.

Attorney Garigliano advises that SEQR has been completed and the 239 review is a matter for local determination, so the file is complete.

**ON A MOTION BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE SUBDIVISION FOR SHELLEY REALTY WAS APPROVED. ALL IN FAVOR, APPROVED.**

**Hyland Resort Inc.  
63 Heinle Road  
SBL: 43.-1-14  
Zone: RD**

Gary Packer, Surveyor and Richard Baum, Attorney appeared for this matter. Mr. Baum explains that his clients would like to establish a farm operation for approximately 160 dairy goats, including a new driveway, new on-site water supply, new on-site wastewater treatment system, 4 new structures (50' X 100' hay barn, 140' X 75' dairy goat barn, 40' X 20' buck goat barn, 50' X 30' open tractor shed), and 3 acres of fencing.

The Board discusses the public comments with the applicant.

Attorney Garigliano advises that SEQR has been completed and the 239 review it is a matter for local determination, so the file is complete.

**ON A MOTION BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR HYLAND RESORT WAS APPROVED SUBJECT TO A 75' BUFFER OF NATURAL TREES BEING MAINTAINED. ALL IN FAVOR, APPROVED.**

**RE-APPROVAL**

**Promise Ministries International c/o Peter Park  
Special Use Permit  
Scheibe Road (Town Road #17)  
SBL: 25.-1-16.5  
Zone: RD #2012-0015**

Randy Wasson, Engineer appeared for this matter. Mr. Wasson explains that the applicant has been working to raise the funds to start the project and is requesting an extension on the previously approved project.

**ON A MOTION BY JOHN VAN ETTEN, SECONDED BY DENISE BIRMINGHAM, THE SPECIAL USE PERMIT FOR PROMISE MINISTRIES INTERNATIONAL WAS RE-APPROVED FOR A PERIOD OF 6 MONTHS. ALL IN FAVOR, APPROVED.**

**INFORMATION ONLY:**

**Concillio De Iglesias De Cristo  
113 Breezy Hill Road  
SBL: 5.-1-6.1  
Zone: RD**

Elliot Fishman of Santo Associates appeared for this matter. Mr. Fishman explains that this site currently has 7 structures on it and all but 1 are going to be demolished and replaced with 4 or 5 bunkhouses to accommodate up to 300 overnight guests. A full commercial kitchen and dining hall, a chapel building and a multi-use building will also be constructed. It is anticipated that there will only be up to 5 events per year.

Attorney Garigliano advises that the property is zoned RD and does not allow for year round camps so the applicant will have to obtain a Notice of Disapproval and apply to the Zoning Board of Appeals for a variance.

After a brief discussion it is determined that this a major site development which will require a long form EAF with an expanded part 3. The DEC will require a 50% expansion area, pits and percs and a soil analysis will need to be done.

CEO Van Etten advises that an inspection of the property was done and a large pile of household garbage is on the property behind one of the buildings.

Attorney Garigliano advises that the applicant should request a work session with the Chairman and 1 member of the Board to go over the requirements.

**ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE MEETING WAS ADJOURNED AT 8:15 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 September 1, 2015 are not to be construed as the final official minutes until so approved.

  X   Approved as read.