

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
SEPTEMBER 2, 2014**

MEMBERS PRESENT

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

ABSENT

ALSO PRESENT

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

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

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY JUDY SIEGEL, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR AUGUST 5, 2014 WITH 1 MINOR CORRECTION. ALL IN FAVOR, APPROVED.

**White Sulphur Homes
Subdivision
White Sulphur Road
SBL: 38.-1-43 & 34.12
(OLD) Zone: AC / RS (NEW) Zone: AC #2006-0038**

Ron Cobb, Engineer appeared for this matter. Attorney Garigliano advises that there was a meeting held with Supervisor Barbuti, Ron Cobb, Paul Savad and the Town Sewer Department and it was determined that the current provisions that are in the Town Code for saving old projects due to the zoning change don't leave either this project or its companion project Lake Marie a fighting chance of ever getting to final approval by December 31, 2014. Attorney Garigliano explains that Supervisor Barbuti was going to discuss this with the Town Board and ask Town Attorney Ken Klein to draft a local law that would extend the period of time for these projects to receive preliminary approval by March 31, 2015 and they would need final approval by December 31, 2015. So what was agreed was that these projects would be put aside for the moment to let the Town Board make a decision whether or not they are going to extend the time or not. Attorney

Garigliano advises that this matter will probably not be back on the agenda until the applicant knows that they are going to have an extension.

INFORMATION ONLY:

Hyland Resort
63 Heinle Road
SBL: 43.-1-6.1 & 43.-1-14
Zone: RD

Adam Dorn, Engineer and Srury Miller appeared for this matter. Mr. Dorn explains to the Board that his client would like to establish a camp type development or a cluster development out of the existing bungalow colony. The applicant would like to add possibly 25 units on the western side and the 25 units on the eastern side of the property. The units would be single family homes with 3 or 4 bedrooms or possibly even duplex units. Attorney Garigliano advises that summer camps are allowed in the RD zone and that bungalow colonies are not allowed anywhere within the Town. Mr. Dorn explains that his client is not sure what he wants to do or what he can do.

A discussion continued regarding cluster developments, conservation subdivisions and expansion of pre-existing non-conforming uses. Mr. Dorn advises that he would discuss the matter with his client and try to make a determination as to what they would like to do.

Eisdorfer Subdivision Redevelopment
State Route 55
SBL: 40.-1-22.1
Zone: R-1

Ron Cobb, Engineer, Jacob Billig, Attorney and Mr. Birnach, proposed buyer appeared for this matter. Mr. Cobb advises that this is a subdivision that was approved in 2006. Mr. Cobb explains that some of the roads, water lines and sewer lines were installed and then the owner suddenly passed away. Attorney Garigliano advises that there were a couple hundred thousand dollars' worth of improvements done to the property. Mr. Cobb explains that it is called a redevelopment because the proposed buyer would like to reconfigure some of the layout of the buildings. They will not be adding any new units it is just a matter of moving the previously approved units around.

A very brief discussion continued and it was determined that Mr. Cobb will submit new plans showing the previously approved layout and the proposed layout of the buildings.

Jeff Yaun / Stacy Yaun
Lot Improvement
Lake Marie Road
SBL: 39.-1-37.6 & 37.8
Zone: RD #2014-0005

MAP RE-SIGNING

0.93 acres from 39.-1-37.8 will be combined with 39.-1-37.6 to create a 5.24 acre parcel.

**ON A MOTION MADE BY JOHN VAN ETEN AND SECONDED BY JUDY SIEGEL
IT IS DETERMINED THAT THIS IS A LOT IMPROVEMENT AND IT MEETS THE
TOWN REQUIREMENTS. ALL IN FAVOR.**

Jeff Yaun / Tori Hendrix
Lot Improvement
Lake Marie Road
SBL: 39.-1-37.1 & 37.8
Zone: RD #2014-0006

MAP RE-SIGNING

2.31 acres from 39.-1-37.8 will be combined with 39.-1-37.1 to create an 11.85 acre parcel.

**ON A MOTION MADE BY JOHN VAN ETEN AND SECONDED BY JUDY SIEGEL
IT IS DETERMINED THAT THIS IS A LOT IMPROVEMENT AND IT MEETS THE
TOWN REQUIREMENTS. ALL IN FAVOR.**

**ON A MOTION MADE BY JOHN VAN ETEN AND SECONDED BY DENISE
BIRMINGHAM, THE MEETING WAS ADJOURNED AT 7:56PM.**

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 2, 2014 are not to be construed as the final official minutes until so approved.

X Approved as read.