

**TOWN OF LIBERTY  
PLANNING BOARD MINUTES  
OCTOBER 7, 2014**

**MEMBERS PRESENT**

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

**ABSENT**

Lydia Rolle  
Branden Reeves

**ALSO PRESENT**

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

---

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

**ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY JUDY SIEGEL, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR SEPTEMBER 2, 2014 WITH 3 MINOR CORRECTIONS. ALL IN FAVOR, APPROVED.**

**Robin-Ann Realty  
Subdivision  
Old Loomis Road  
SBL: 35.-1-67  
Zone: R-1 #2014-0015**

Phil Dropkin appeared for this matter. Mr. Dropkin explains that this is a 2 lot subdivision located on Old Loomis Road in which 3 acres will be taken from the existing 66.75 acre lot. Mr. Dropkin advises that there will be ingress and egress through a right-of-way that leads to Old Loomis Road. Mr. Dropkin explains that the 3 acre parcel will be used as a private memorial garden / cemetery by the owner.

A brief discussion continued and it was determined that this matter will be scheduled for a public hearing for the November meeting.

**ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.**

**ON A MOTION MADE BY JOHN VAN ETTEN, SECONDED BY VINCENT McPHILLIPS, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE ROBIN-ANN REALTY SUBDIVISION.**

**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 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 brief discussion continued regarding the layout of the buildings and new location for the pool and community center. It was determined that Mr. Cobb will send the approved plan and the proposed plan to Glenn Smith for review and this matter will be scheduled for a public hearing for the November meeting.

**Kelly Bridge Developers Corp (Mobile Home Park)**  
Kelly Bridge Road  
SBL: 40.-1-1.1  
Zone: RD

Eli Brezel and Solomon Zwiebel appeared for this matter. Mr. Brezel explains that phase 1 of the project has all of the slabs in, all of the underground sewer and water is done and there are 2 models homes on the site. Mr. Brezel advises that the site is inspected weekly by Glenn Smith and CEO Van Etten. Mr. Brezel states that he feels the project is moving along very nicely and at this time the developers are requesting to make a slight modification to the layout of the synagogue. He explains that it will be in the same exact location just turned around because the arch is supposed to be facing east bound and the interior layout of the synagogue does not work well the way it was approved. Attorney Garigliano advises that this is a minor change and it is a CEO issue. He explains that if the CEO is ok with the change then it does not need to be presented to the Planning Board but if the CEO is not ok with the change then they will need to apply to the Planning Board for an amendment to the site plan.

A brief discussion continued and it was determined that this change does not require an amendment to the currently approved site plan.

**Koberlein, Inc.**  
Special Use Permit  
Carr Road  
SBL: 48.-2-15.11  
Zone: IC      #2014-0016

Chris Ravenscroft, owner and operator of Koberlein Environmental Services appeared for this matter. Mr. Ravenscroft explains that Koberlein pumps residential septic tanks and commercial sewer systems. He explains that his business is currently located in Honesdale and Waymart, Pennsylvania and he would like to obtain a Special Use Permit to also operate his business at 50 Carr Road in Ferndale. Mr. Ravenscroft explains that the property is a 2 acre parcel and it currently has 2 small structures on it. The intention would be to use the larger of the 2 structures. He plans to relocate some trucks, equipment and some portable toilets to the location. He explains that there are currently 2 people who work in New York and it would stay that way for at least the next 12 to 24 months. Mr. Ravenscroft advises that his intention after the first 12 months would be to purchase the property and then come back to the Board with a more substantial plan for improvements, which he anticipates tearing the current structure down and constructing a new building.

A brief discussion continued and it was determined that this matter will be scheduled for a public hearing for the November meeting and sent to the County for 239 review.

**ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY JUDY SIEGEL,  
THE MEETING WAS ADJOURNED AT 8:08PM.**

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 October 7, 2014 are not to be construed as the final official minutes until so approved.

  X   Approved as read.