

**TOWN OF LIBERTY
PLANNING BOARD MINUTES
NOVEMBER 4, 2014**

MEMBERS PRESENT

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

ABSENT

ALSO PRESENT

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

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

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR OCTOBER 7, 2014. ALL IN FAVOR, APPROVED.

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

PUBLIC HEARING

24 certified notices were mailed, 20 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 ETTEN, SECONDED BY DENISE BIRMINGHAM, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.

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 to be used as a private memorial garden / cemetery by the owner.

ON A MOTION BY JOHN VAN ETEN, SECONDED BY VINCENT McPHILLIPS, THE SUBDIVISION FOR ROBIN-ANN REALTY WAS APPROVED. ALL IN FAVOR, APPROVED.

Eisdorfer Subdivision Redevelopment

State Route 55

SBL: 40.-1-22.1

Zone: R-1

Attorney Garigliano advises the applicant that the SEQR that was submitted is incomplete and the full form needs to be submitted. Attorney Garigliano suggests that the public hearing be open to hear public comments and should remain open until the full SEQR is submitted and completed.

PUBLIC HEARING

34 certified notices were mailed, 24 green cards back and 10 outstanding.

Chairman Dowe opens the public portion of the meeting.

Max Leibowitz who resides across the street expresses concern about the water runoff from the proposed project coming onto his property.

PUBLIC HEARING IS RECESSED TO DECEMBER 2, 2014 AT 7:00 PM.

Ron Cobb, Engineer, Jacob Billig, Attorney and Mr. Birnach, proposed buyer appeared for this matter.

A brief discussion continued regarding the layout of the buildings and new location for the pool and community center. It was determined that this matter will be sent to the County for 239 review.

Koberlein, Inc.

Special Use Permit

Carr Road

SBL: 48.-2-15.11

Zone: IC #2014-0016

ATTORNEY GARIGLIANO READS SEQR INTO THE MINUTES.

ON A MOTION MADE BY JOHN VAN ETEN, SECONDED BY DENISE BIRMINGHAM, THE BOARD UNANIMOUSLY DECLARES A NEGATIVE DECLARATION ON THE KOBERLEIN ENVIRONMENTAL SERVICES SPECIAL USE PERMIT.

PUBLIC HEARING

6 certified notices were mailed, 5 green cards back and 1 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 JUDY SIEGEL, THE PUBLIC HEARING IS CLOSED. ALL IN FAVOR, APPROVED.

Chris Ravenscroft, owner and operator of Koberlein Environmental Services appeared for this matter.

A brief discussion took place regarding the 239 review. It appears that the County was attempting to send the 239 review but in error sent the wrong letter. The fax cover sheet references the letter of determination but that is not what was received.

Mr. Ravenscroft explains that he has no problem waiting until the December meeting to receive approval.

Fruma Fasten
Special Use Permit
8 Village Green Circle
SBL: 47.-3-2/0801.
Zone: DCC #2014-0019

Jason Houghtaling, contractor appeared for this matter. Mr. Houghtaling explains that he is currently working on unit #8 at Village Green Estates. He has enclosed an existing deck and would like to relocate a wall about 4' back to create more space in an existing room.

A lengthy discussion took place and it was determined that Planning Board approval is not required.

Joseph & JoAnn Peluso
Lot Improvement
Menderis Road

SBL: 38.-1-15.1
Zone: AC #2014-0020

Bruce Fulton, Land Surveyor appeared for this matter. Mr. Fulton explains that the applicant would like to convey 2.30 acres from a 130.45 acre lot (38.-1-15.1) to lot 38.-1-15.3 (lands of Joseph & JoAnn Peluso) to create a 7.68 acre lot.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY JUDY SIEGEL IT IS DETERMINED THAT THIS IS A LOT IMPROVEMENT. ALL IN FAVOR.

ON A MOTION MADE BY JOHN VAN ETTEN AND SECONDED BY BRANDEN REEVES, THE MEETING WAS ADJOURNED AT 8:14PM.

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 November 4, 2014 are not to be construed as the final official minutes until so approved.

 x Approved as read.