**Village of Liberty Regular Planning Board Meeting**

**Thursday, October 11, 2018 7:00 p.m.**

**Present**: **Absent:**

Steve Green, Chairman Malek Rabadi

Ernie Feasel

Maureen Crescitelli

Joan Stoddard

**Also Present:**

Gary Silver, Village Attorney

Pam Winters, Code Enforcement Officer

Charlie Barbuti

Jeff Roberts

Dan Yaun

Dawn Green

Marcus Henley, V.P. Hudson Valley Foie Gras

Chairman Green calls the meeting to order at 7:00 p.m. and leads everyone in the pledge of allegiance.

**ON A MOTION BY JOAN, SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE MINUTES OF THE SEPTEMBER 13, 2018 MEETING ARE APPROVED AS SUBMITTED.**

**NEW BUSINESS**:

**# 07-2018 BARHAN LIMITED PARTNERSHIP**

**199 SOUTH MAIN STREET**

Charlie is here tonight seeking site plan approval to retain the use of a tractor trailer body that he’s been using for storage for several years. Apparently this use is allowed but only with site plan approval by the Planning Board and he was only made aware of this fact just recently. He’d like to keep the storage unit legally and that’s the reason for his being here.

**ON A MOTION BY JOAN, SECONDED BY MAUREEN AND UNANIMOUSLY CARRIED, THE BOARD DECLARES ITSELF LEAD AGENCY IN THIS MATTER.**

Because the property fronts on a State road, the application needs to go to the Country Planning Department for review and determination. A public hearing will be scheduled for Thursday, November 8th at 7:05 p.m.

**# 08-2018 NUAY, LLC**

**CHESTNUT STREET LOT IMPROVEMENT**

Dan Yaun and Jeff Roberts, his surveyor, are present in this matter. Dan explains to the members of the board the changing of the lot lines. In reviewing the map, Chairman Green points out a few items omitted from the map which should be added. Those items are the metes and bounds, the zoning of the property and the block showing the district regulations.

As soon as those items are added, Jeff will leave the revised maps with Pam for Chairman Green to review. If the amended maps meet with his approval, he’ll sign the maps and mylar. There’s no need for any public hearing so, once the maps are signed, they can be filed in the County Clerk’s office. There’s no need for Danny or Jeff to return for another meeting.

**ON A MOTION BY JOAN, SECONDED BY ERNIED AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE LOT IMPROVEMENT APPLICATION SUBMITTED BY NUAY, L.L.C. AS LONG AS THE CHAIRMAN SEES THAT THE ADDITIONAL REQUIRED DETAILS HAVE BEEN ADDED.**

**INFORMATION ONLY**:

Marcus Henley is Vice President of Hudson Valley Foie Gras in Ferndale. However, he’s here tonight as a consultant on behalf of a group of individuals interested in establishing a kosher chicken processing plant off of Willow Lane in the Village.

He distributes a fact sheet of construction details (included as part of these minutes) and processing requirements needed to operate including the processing requirements of the business such as water & sewer usage, pre-treatment requirements and such. The building would be 10,000 -15,000 square feet in size, require 38 parking spaces and could generate up to 300 jobs paying fair wages. Cost of construction is estimated to be between $3,000,000 and $4,000,000.

This would require the Village Board to agree to sell either one or two lots on Community Drive off of Willow Lane. Marcus says that they really would prefer not to go through the Sullivan County IDA for financing/funding. But he’ll be meeting with Walter Garigliano to discuss the project within the week.

The Planning Board suggests that Marcus appear before the Village Board and make a similar presentation to them and see if they’d be interested in having such a project in the Village.

**# 05- 2018 GREATER ADULT NEIGHBORS, L.L.C.**

**AMENDED SITE PLAN/SPECIAL USE PERMIT APPROVAL**

**AT ARCADIA, 25 CARRIER STREET**

Ben is back again tonight with a request for approval of an amended site plan. The engineer on the project, John Petroccione, is also here to explain the reason for the change.

Ben explains that recently the NYS Health Department in Albany found just cause to immediately close down the Narrowsburg Adult Home. This action resulted in approximately 50+ residents being relocated to Arcadia within a three-day time span.

The move was hap hazard at best and didn’t occur without chaos and problems.

Some of those problems included residents all over the front lawn, walking all over the neighborhood and down Lake Street into the heart of the Village. This resulted in a number of complaints, which they tried to address.

In response to one complaint, the facility installed a privacy fence to the side of the building away from the front entrance where residents could smoke and congregate.

Ben admits that there are still some issues that they’re dealing with but the problems aren’t being ignored. Taking in this number of extra residents in showed the owners that they needed more space. So tonight’s amended application it asking permission to construct a second floor over the therapy pool. This space will be designated a “recreational area only”. There’ll be no beds or sleeping quarters there nor any office space; it’s just an area where residents can relax, watch TV, and read and so on. During inclement weather, this space is greatly needed.

Chairman Green takes this opportunity to make the applicant aware of some serious concerns regarding this influx of new residents. He spoke with the Liberty Police Department in the morning and obtained from them copies of closed incident reports for 2018 alone. He was given a stack of more than fifty (50) reports, and this number doesn’t include open cases, cases where the incident location was off-premises (as in at neighbor’s houses or on North/South Main Street. The incidents vary from scuffles, to fights, to alleged assaults and theft, and several mental health issues. One open case that occurred a week earlier was the theft of a neighbor’s car by a resident. One man was found sleeping on the sidewalk on Lake Street; another man was constantly sitting on a cement block on the curb on Carrier Street smoking pot.

Even though residents are able to leave the premises, there should be some sort of sign in/sign out sheet, not only for residents but for visitors as well. There is no main reception area in which to monitor this activity.

Chairman Green emphasizes that there appears to be a lack of security at the facility which needs to be addressed. Even though residents are allowed to leave the premises, there’s no oversight of their comings and goings.

Furthermore, the construction fence for the pool addition doesn’t go all the way around the construction site, which presents itself as a liability issue as well as an unsafe condition for residents.

Ben was unaware of these happenings and will immediately discuss them with the owner of the facility. He does state, however, that it is not profitable for management to have full-time security. That response is unacceptable to the board.

While tonight’s review is a presentation only and normally not open to public discussion, Chairman Green allows a member from the public so speak.

Dawn Green, owner of a property in the neighborhood, was present for Great Adult Neighbors’ initial presentation and public hearing. She points out some key concerns she has relative to information initially given to the public:

* The attorney emphasized that this building was to be used as an adult care facility only. It was NOT going to be used as either a nursing home or a mental health facility. Clearly many of the current residents have mental health issues.
* Residents have been approaching the neighbors’ homes, knocking on the doors and asking for food and/or drinks or asking to come in.
* The public was told that the facility wouldn’t accept any resident under the age of 50. If you look at the incident reports, there are people as young as teenagers at the facility.
* The information posted on the facility’s website is incorrect and misleading.
* These problems became significant as soon as Arcadia took in the Narrowsburg people.

All of this information with be immediately relayed back to the owner and Ben is sure than measures will be implemented to try to alleviate the problems. Copies of the police department reports were given to Ben to review and discuss with the owner.

John Petroccione, P.E. on the project also reviews some site plan concerns with the Chairman and board members such as parking, lighting, road entrances, etc. and a new amended site plan will be available in time for the public hearing. And the facility is now requesting permission to place a storage trailer on site, temporarily. The trailer will be located behind the building. Its size and location will be added to the site plan.

The public hearing will be scheduled for Thursday, November 8, 2018 at 7:10 p.m. A new legal notice will be placed and property owners will be notified again. 239-m review is again required.

**ON A MOTION BY JOAN, SECONDED BY MAUREEN AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 8:45 P.M.**

Respectfully submitted,

Pam Winters, Clerk Approved: November 8, 2018