

**Village Of Liberty  
Planning Board Meeting  
Thursday, June 9th, 2022, 6:00 P.M. Planning Board Minutes**

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**Present:**

**Steven Green  
Kassondra Johnstone  
Stacy Feasel  
Maureen Stabak  
Maureen Crescitelli**

**Also Present:**

**Gary Silver, Attorney  
Daniel Pollan, Code Enforcement  
Jasmine Bullaro, Clerk  
Jeanne Martin, Healthy Kids LLC  
Libby Stiel, Ahava Medical  
Earl Hayes, Redemption Express (325 North Main Street)  
Patrick Toomey 325 N main  
Mike Perry, Frito Lay Inc  
Aryeh Barcan, 74 N. Main Street**

**Absent:**

**None**

Steven Green, the Chairman, opens the meeting at 6:00 P.M. and leads everyone in the Pledge of Allegiance.

**ON A MOTION BY MAUREEN STABAK, SECONDED BY KASSONDRA JOHNSTONE AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE MARCH 31ST MINUTES.**

**Healthy Kids LLC Tax Map #114-2-1.2**

**ON A MOTION BY MAUREEN CRESCITELLI, SECONDED BY STACY FEASEL, AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING FOR HEALTHY KIDS LIBERTY LLC IS OPEN at 6:02 P.M.**

Steven Green, Chairman reads the publication.

No one comments from the public.

**ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY MAUREEN CRESCITELLI AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS CLOSED AT 6:05 P.M.**

**ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY MAUREEN CRESCITELLI AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE SUBDIVISION APPLICATION FOR HEALTHY KIDS LIBERTY LLC.**

**74 N. Main Street Tax Map #108-11-16**

**ON A MOTION BY MAUREEN STABAK, SECONDED BY STACY FEASEL, AND UNANIMOUSLY CARRIED THE PUBLIC HEARING FOR 74 N. MAIN STREET IS OPENED AT 6:07 P.M..**

Steven Green, Chairman reads the publication.

No one comments from the public.

**ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS CLOSED AT 6:10 P.M.**

Gary Silver reads through Part 2 of the EAF form and the Planning Board responds “no” to each question.

**ON A MOTION BY STACY FEASEL, SECONDED BY KASSONDRA JOHNSTONE AND UNANIMOUSLY CARRIED, THE BOARD ISSUES A NEGATIVE DECLARATION.**

**ON A MOTION BY, MAUREEN CRESCITELLI SECONDED BY STACY FEASEL AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE CHANGE OF USE FOR 74 N. MAIN STREET LLC.**

**Ahava Medical Tax Map #114-1-1**

Steven Green, the Chairman, recuses himself from this matter.

Gary Silver stated this the new proposed structure will be one-story, with one large room that will be approximately 60 feet by 70 feet. The Site Plans need to show: no parking on the gravel driveway Monday and Thursday between 10:00 A.M and 2:00 P.M. The driveway also needs to be extended up to the building, the hours of operation will be 9:00 A.M- 6:00 P.M, the turnaround has to meet the Fire code, and lastly, the lighting has to be downward-facing.

Gary Silver reads Richard Martinkovics' response, that the gravel driveway has to be 25 feet in width, and the heads of emergency management in our county want the road to extend and go to the right of the structure and the border you have with your neighbor and go down to Carrier Street.

Dan Pollan states this is a Fire Access road for the fire department; it is not a driveway.

Gary Silver stated the application was deemed amended for the new elevator and proposed stairs. This is urgent for the applicant, is the Board willing to hold a Public Hearing and Special Meeting on June 23rd at 6:00 P.M.?

**ON A MOTION BY MAUREEN CRESCITELLI, SECONDED BY KASSONDRA JOHNSTONE AND UNANIMOUSLY CARRIED, THE BOARD SCHEDULES A PUBLIC HEARING AND SPECIAL MEETING FOR THE APPLICATION OF AHAVA MEDICAL, AS AMENDED, FOR JUNE 23 AT 6:00 P.M.**

**325 North Main Street Tax Map #104-11-19**

Gary Silver states they are required by law, 6NYCRR 367.9, to register. The easement is sufficient. The office will be used as the bathroom, and the water usage will be absolutely minimal. The Site Plan needs to show the hours of operation, Monday- Saturday 8:00 A.M to 7:00 P.M, lighting needs to be downward facing and show where they will be located, no outdoor storage, no tractor-trailer parking, change to "Village of Liberty" on plans, and lastly, we will need the truck route on the Site Plan.

Maureen Crescitelli asks how will the truck come in if there are cars parked there already?

Steven Green asks how big are the trucks going to be?

Patrick Toomey stated instead of the big truck, we will do two smaller box trucks to cause fewer problems, and then we can make it through the side street.

**ON A MOTION BY MAUREEN STABAK, SECONDED BY KASSONDRA JOHNSTONE AND UNANIMOUSLY CARRIED, THE BOARD SCHEDULES A PUBLIC HEARING AND**

**SPECIAL MEETING FOR THE APPLICATION OF 325 NORTH MAIN STREET, AS AMENDED, FOR JUNE 23RD AT 6:05 P.M.**

**Frito Lay Inc. Ideal Snacks Corporation Tax Map #113-3-5.1**

Gary Silver states they will be losing 30-35 parking spaces that will be restriped, the ASF employee facility will be 10,000 square feet with sprinklers, locker rooms, changing facilities, training, and a break room. The Site Plans need to show the bridge design and that needs to be added to the application and the application amended by letter. The two manholes must be shown, and lastly, loading docks need to be shown on the Site Plan.

Steven Green states the SWPPP needs to be redone and modified on the plans because he is putting a building there. The truck route shows they are going the back way.

Michael Perry stated that he resubmitted everything from Haskell Engineering and he has correspondence from Delaware Engineering from August.

Steven Green states the bridge design is not on the plans, but the pathway is.

Dan Pollan stated that Lynn Barry and Ken Hessinger had concerns about access to the sewer and water mains on Rose Lane. The two manholes are on each side of the bridge one on the left is closest to the bridge and the right manhole is close to the Quickway.

Gary Silver stated we can hold a public hearing on the condition that they do not get a Building Permit until we get a modified SWPP.

Dan Pollan states we need a \$2500.00 escrow to get the engineer's escrow account started.

**ON A MOTION BY MAUREEN STABAK, SECONDED BY KASSONDRA JOHNSTONE AND UNANIMOUSLY CARRIED, THE BOARD SCHEDULES A PUBLIC HEARING AND SPECIAL MEETING FOR THE APPLICATION OF FRITO LAY INC, IDEAL SNACKS CORPORATION, AS AMENDED, FOR JUNE 23RD AT 6:10 P.M.**

**ON A MOTION BY MAUREEN CRESCITELLI, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 7:00 P.M.**