

**Village Of Liberty  
Planning Board Meeting  
Thursday, April 13th, 2023, 6:00 P.M. Planning Meeting Minutes**

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**Present:**

**Gary Silver, Esq.**

**Steven Green**

**Stacy Feasel**

**Maureen Crescitelli**

**Maureen Stabak**

**Kassondra Johnstone**

**Also Present:**

**Dan Pollan, Code Enforcement Officer**

**Jasmine Bullaro, Clerk**

**Ernest Feasel, Bystander**

**Scott Kitchner, Stewarts Shops Corp**

**Tim Gottlieb, National Auto Wheels Inc**

**Cindy Ramon, Attendee**

**Absent:**

**None**

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

**ON A MOTION BY STACY FEASEL, SECONDED BY MAUREEN CRESCITELLI, AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE MARCH 9TH MINUTES.**

**ON A MOTION BY MAUREEN CRESCITELLI, SECONDED BY MAUREEN STABAK, AND UNANIMOUSLY CARRIED, THE BOARD OPENS THE PUBLIC HEARING AT 6:00 P.M.**

There were no comments from the public.

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

**National Auto Wheels Inc Tax Map # 115-2-7:**

Gary Silver stated that Tim Gottlieb needs to write a letter to the Planning Board stating that the property is not in a special flood zone. Tim Gottlieb stated we are not in a flood hazard zone and will provide a letter confirming it is not in a special flood zone.

Tim Gottlieb stated it did not show a manhole on the plans, but they will be on the new set of signed plans.

Gary Silver stated that we received a response from the County for the 239-M review, and they determined that is it for “local determination”.

Gary Silver goes through Part 2 of the EAF with the Board and the Board answers “no” to each question.

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

**ON A MOTION BY STACY FEASEL, SECONDED BY MAUREEN STABAK, AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE APPLICATION OF NATIONAL AUTO WHEELS INC. SUBJECT TO THE CONDITIONS SHOWING THE MANHOLE ON THE NEW SET OF PLANS AND THAT TIM GOTTLIEB PROVIDES A LETTER CONFIRMING THAT THE PROPERTY IS NOT IN A SPECIAL FLOOD ZONE.**

**Stewarts Shops Corp Tax Map # 115-2-1:**

Gary Silver advises that Dan Pollan may need the assistance of the Village’s Engineer, Delaware Engineering, in connection with the pending application of Stewart’s for a Floodplain Development Permit and that Section 34-11.B of the Village Code provides that the applicant shall be responsible for reimbursing the Village for any additional costs necessary for review, inspection, and approval of the project. Scott Kitchner agreed that the Village can use the balance of the existing escrow monies previously provided by Stewart’s towards these costs if incurred.

Gary Silver stated that the applicant received variances from the Village’s Zoning Board of Appeals for the canopy variance, buffer, and sign; Stewart’s withdrew that portion of its application for a base flood elevation variance.

Scott Kitchner stated the floor elevation is 2 ft. above the floodplain elevation and there is an elevated delivery door at the rear. The EV chargers are not going to be added to the project. For now, Stewart’s deal with Tesla did not go through.

Scott Kitchner stated it still accounted for the impervious area associated with the EV chargers in the SWPPP. Then, it will not affect the stormwater analysis at all if Stewart’s installs the chargers in the future.

Scott Kitchner stated that DOT sent the letter for stage 2 and their comments were minor.

**ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY MAUREEN STABAK, AND UNANIMOUSLY CARRIED, THE BOARD SCHEDULES A PUBLIC HEARING FOR MAY 11, 2023 AT 6:00 P.M.**

**ON A MOTION BY MAUREEN STABAK, SECONDED BY KASSONDRA JOHNSTONE, AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 6:30 P.M.**