**Village Of Liberty**

**Planning Board Meeting**

**Thursday, May 13, 2021**, **7:00 P.M. Board Meeting**

**Present: Also Present: Absent:**

**Steven Green, Chairman Gary Silver, Attorney Shawn Klein**

**Ernest Feasel Daniel Pollan, Code Enforcement Officer**

**Maureen Stabak Jasmine Bullaro, Clerk**

**Maureen Crescitelli Ginna Martin , Healthy Kids Day Program**

**Troy Johnstone Rayann Nocera, Healthy Kids Day Program**

**Randy Resnik, Liberty Market**

**Mike Reilly, Engineer**

Chairman Green opens the meeting at 7:00 P.M. and leads everyone in the Pledge of Allegiance.

**ON A MOTION BY ERNEST FEASEL, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE MAY MINUTES.**

**ON A MOTION BY MAUREEN CRESITELLI, SECONDED BY TROY JOHNSTONE AND UNANIMOUSLY CARRIED THE PUBLIC HEARING FOR CHICK-E-RIBS IS OPENED.**

**ON A MOTION BY TROY JOHNSTONE , SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED THE PUBLIC HEARING IS CLOSED.**

**ON A MOTION BY ERNEST FEASEL, SECONDED BY MAUREEN CRESITELLI, AND UNANIMOUSLY CARRIED,THE BOARD DECLARES A NEGATIVE DECLARATION.**

**Healthy Kids Extended Day Program- Tax Map # 114-2-1.2**

Ginna explains that this is an open daycare center, wanting to partner with Liberty School District for before/after school programs for Pre-K. Perhaps a summer program in the larger building on the first floor in the house that is connected, we want to convert that into our house now for residential use and make the smaller building on Wierk Avenue offices. The daycare would be in the larger building ( the house) that has 3-4 stories attached and the smaller building would still remain offices. The house will have a full-time maintenance person and will be rented out and made into two apartments due to the size of the building.

Dan mentions it is a Commercial Zone and cannot have multi-family.

Rayann Nocera, also with Healthy Kids explains that they have provided before/after school programs providers for children trying to re-route and change names to Healthy Kids child Care Solutions if they can change names. Partnered with Monticello’s district on 21 Liberty Street, licensed by Office Of Children tells them the ins and outs of opening a facility such as how many children, whether the children will be able to go up/ down the steps or the hours is challenging because depending on the age of the kids sometimes have to go right to grade. Also we are looking to buy the building , certain partnerships have to follow guidelines like for ratio every eights kids there is one staff member for ever children, if they are going to license facility later for more than 44 children they have to have a full-time administrator on site every single day, also depends on the children and their needs, by looking at the building I know we can have preschoolers not to sure about infants and toddlers have to look more into it. A state inspections licensure comes out and inspects the space and the staff has to have a clear background check before they start.

Steven Green mentions what you're asking for is based upon square footage of the building for parking, there is no building plan though so we need one no matter what.

Maureen Stabak asks what does the apartment have to do with what they are doing?

Ginna replies it is just extra space they may purchase.

Gary mentions that for every office one space for 300 square feet of floor area.

There is a sprinkler system in the building.

Gary mentions to get a more detailed plan and make sure that it is next to the brew.

**ON A MOTION BY MAUREEN CRESITELLI, SECONDED BY TROY JOHNSTONE AND UNANIMOUSLY CARRIED, THE BOARD DECLARES LEAD AGENCY.**

**Liberty Market- Tax Map # 108-6-38**

**Gary Silver recuses himself and leaves; he cannot participate in the rest of the meeting.**

Randy explains he had plans on adding a liquor store inside the Liberty Market, but unfortunately the Liquor Authority decided there were enough liquor stores in the Liberty area. Also talked with the building inspector and Dan had told him that regardless since he is expanding he needs to present to the Planning Board, and wants to add a gas pump with a canopy and a carwash to generate some income for the business checked with the zoning and it will fit into the zone.

Mike Reilly explains the building plans.

Randy explains they wanted to put the canopy closer but was afraid that it would intimidate people to come into the grocery store, he also mentions a valid point that most everyone uses a credit card for gas now instead of running in and throwing ten on a pump so the voice of the canopy in the middle of the parking lot would be more beneficial.

Dan mentions the concern about how many kids walk across the parking lot or to get to the parking lot since it is close to school.

Randy replies they have to walk up here and along the sidewalk because the fence to resolve this will build up the corner because of the elevation.

Steven mentions there is no licensed surveyors signature on the plans and that the survey might be wrong.

Randy will get plans signed and get right away checked, get plans sent to Delaware and get escrow.

Get Randy on the meeting for May 25th.

**ON A MOTION BY MAUREEN STABAK SECONDED BY TROY JOHNSTONE AND UNANIMOUSLY CARRIED THE BOARD APPROVES A MOTION TO SEND LIBERTY MARKET TO ZONING BOARD FOR PARKING VARIANCE.**

Steven asks if it will have a regenerating system or a draining off of water supply?

Randy replies that the water supply is draining, so he will need to let them know how much water they will be using for each car per day so they can see if there is enough water. The only water that gets recirculated is the water in the hose; the water that comes off the car goes in the drain. One truck, two cars and one automatic car wash.

Steven also mentions they need to know where garbage is going, more lighting and directional arrows

**ON A MOTION BY MAUREEN CRESITELLI SECONDED BY TROY JOHNSTONE THE BOARD DECLARES LEAD AGENCY.**

**UPCOMING MEETINGS:**

**The next Regular Planning Board Meeting will be June 10th 2021, at 7:00 P.M.**

**Public Hearing will have to be scheduled.**

**ON A MOTION BY TROY JOHNSTONE, SECONDED BY MAUREEN CRESITELI AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 8:12 P.M.**

Respectfully Submitted,

Jasmine Bullaro,

Village of Liberty Planning Board Clerk