

**Village Of Liberty  
Planning Board Meeting**

**Thursday, March 31st, 2022, 6:00 P.M. Public Hearing Minutes**

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**Present:**

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

**Also Present:**

**Gary Silver, Attorney  
Jasmine Bullaro, Clerk  
Jeff Patanjo, Engineer (Kora Components)  
Steve Vegliante (Kora Components)  
Thomas Zweck ( Bystander)**

**Absent:**

**Daniel Pollan, Code Enforcement, Maureen Crescitelli**

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

**Kora Components LLC Tax Map# 110-3-18**

**ON A MOTION BY MAUREEN STABAK, SECONDED BY KASSONDRA JOHNSTONE, AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING FOR KORA COMPONENTS LLC IS OPENED AT 6:00 P.M.**

There are no comments from the public.

**ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING FOR KORA COMPONENTS LLC IS CLOSED at 6:05 P.M.**

Gary Silver stated that all parking spaces have to be a minimum of 9x19 feet

Jeff Pantanjo stated that the plans have been revised to show that the parking spaces are 10x20 feet for the traditional stalls and the handicap is 9x20 feet. All of the stalls meet ADA requirement codes. The low number of calculations per square foot reads 25 employees and 5 visitor parking and we added an

additional 5 in the front; 2 are handicapped so there are 10 additional parking spaces so there will be 40 parking spaces altogether. There is the required no parking, van accessible, and parking by permit only for the handicap parking spaces. Landscaping will be all along with the parking stalls that will be restriped.

Gary Silver asked if there will be any building signage.

Jeff Pantanjo stated that there is already an existing sign they will just change the name, the hours of operation are on page 1 of the plans and they will be 8A.M to 4 P.M. Fire lanes/ movements are shown on page 4 of the plans.

Steven Green asked if there will be any striping for the parking.

Jeff Pantanjo stated that the ground will be more of a gravel base so they cannot really stripe the lanes.

Steve Vegliante stated they submitted plans to the Fire Department but they have not replied back.

Gary Silver stated that we need a letter or other writing from the Fire Department; otherwise, it will be a condition of approval if the Board approves tonight.

Gary Silver stated no trees to be cut over 6 inches in width, and there must be bioswale stabilization.

Jeff Pantanjo stated the bioswale will have a 3 to 1 slope stabilization pinned blanket with hydroseeding. There are two dumpsters; one for construction with no screen and one in the front of the building with a fence so it is not visible from the road, with a 6-foot high cedar fence

Gary Silver stated that the garbage receptacle has to be a size the Village can pick up; anything else will have to be a private pickup. Also, the Board will

approve 25 employee and 5 visitor parking spaces for the first year and then you guys will come back if you need any other parking. Are ingress and egress shown on the plans?

Jeff Pantanjo stated it is shown on pages 1 and page 4 that has all of the movements of the trucks and site calculations

Gary Silver stated that the County provided its 239-m response and that it recommends approval with the modification of and a conflict between the turning templates and the bioswale, as noted in the March 29, 2002 letter of NYS DOT, such that it has to be restructured to avoid the conflict.

Jeff Pantanjo stated he will bring back the plans to amend them so there are no issues with the drainage swale.

Gary Silver stated to fix plans and get the letter or other writing from the Fire Department to have formal Special Use approval, so you are complying with the condition.

Jeff Pantanjo stated that there is a new small patch of asphalt for the truck's tires to turn over.

Gary Silver stated this Board is legally obligated to follow at least modification of the potential bioswale conflict as recommended by the County unless a super-majority of the Board votes otherwise. The County's 239-m response mentions that the NYSDOT letter has other things, but the County is not conditioning their approval modification on that; the only thing that NYSDOT is recommending is for the applicant to provide a drainage study or narrative signed by a licensed Engineer demonstrating the vegetation clearing or placement of fill at the south end of the site will not result in an increase in stormwater outflows

Jeff Pantanjo stated that they can provide the Board with a letter stating that and they did calculations for that, on page 1, they have the limit of disturbance which will be marked with stakes.

Gary Silver stated not to go over 40,000 Square Feet.

Gary Silver reads Part 2 of the EAF and notes that the questions pertain only to a Change of Use, and all of the answers were "no" so the logical conclusion is that the Board should issue a negative declaration.

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

**ON A MOTION BY MAUREEN STABAK, SECONDED BY STACY FEASEL AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE CHANGE OF USE ON THE FOLLOPING CONDITIONS: (1) 25 EMPLOYEE PARKING SPACES WITH 5 VISITOR PARKING SPACES, AND IN ONE YEAR IF ANY ADDITIONAL PARKING IS NEEDED THE APLICANT MUST COME BACK TO THE PLANNING BOARD FOR AN AMENDMENT THAT WILL ADDRESS ANY ADDITIONAL PARKING SPACES REQUIRED; (2) THE TRUCK ROUTE SHALL BE LEFT ONTO CHESTNUT, THEN ANOTHER LEFT ONTO FERNDALE LOOMIS, THEN A RIGHT TO ROUTE 17 IN FERNDALE; (3) ANY OUTDOOR STORAGE WILL NOT BE ENCLOSED OR COVERED; (4) APPLICANT MUST PROVIDE A LETTER FROM THE FIRE DEPARTMENT INDICATING THEY HAVE NO OBJECTIONS TO THE PLANS; (5) NO TREES LESS THAN 6 INCHES CAN BE CUT; (6) FIX/OMIT THE BISWALE CONFLICT WITH THE TURNING TEMPLATES ON THE PLAN; (7) PROVIDE A LETTER OR EMAIL FROM AN ENGINEER REGARDING DRAINAGE STUDY OR A NARRATIVE, SIGNED BY A LICENSED ENGINEER, DEMONSTRATING THAT VEGETATION CLEARING OR PLACEMENT OF FILL AT THE SOUTH END OF THE SITE WILL NOT RESULT IN ANY INCREASED STORMWATER OUTFLOW; (8) MARK OUT DISTURBANCE AREAS FOR BIOSWALE; AND (9) PROVIDE LIGHTING ACCORDING TO CODE.**

**ON A MOTION BY MAUREEN STABAK, SECONDED BY KASSONDRA JOHNSTONE AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE CHANGE OF USE FOR KORA COMPONENTS WITH THE CONDITIONS SO STATED.**

**ON A MOTION BY STACY FEASEL, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 6:26 P.M.**