

**Village Of Liberty  
Planning Board Meeting**

**Thursday, February 10th, 2022, 6:00 P.M. Planning Board Meeting**

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**Present:**

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

**Also Present:**

**Gary Silver, Attorney  
Jasmine Bullaro, Clerk  
Dan Pollan, Code Enforcement Officer  
Abraham Mizrahi, Congregation Ahavath Israel  
Jeanne Martin, Healthy Kids Property LLC  
Dan Yaun, Kora Components LLC  
Burt Robertson, Kora Components LLC  
Thomas Zweck, Kora Components**

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

**ON A MOTION BY MAUREEN CRESCITELLI, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE FEBRUARY MINUTES.**

**ON A MOTION BY MAUREEN STABAK, SECONDED BY MAUREEN CRESCITELLI, AND UNANIMOUSLY CARRIED THE PUBLIC HEARING FOR CONGREGATION AHAVATH ISRAEL IS OPENED.**

Chairman Steven reads the Notice of Publication.

No comments from the public.

**ON A MOTION BY MAUREEN CRESCITELLI, SECONDED BY STACEY FEASEL AND UNANIMOUSLY CARRIED THE PUBLIC HEARING IS CLOSED at 6:05 P.M.**

**Congregation Ahavath Israel of Liberty Tax Map# 108-10-9**

Gary Silver reads through part two of the EAF and the Board responds to each question.

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

Abraham Mizrahi stated that they bought 39 Chestnut Street from the old Ahavas Israel. It is still a Synagogue; 39 Chestnut is the school. They also bought 33 Chestnut Street, which is the office. It is in a Commercial Zoning District and it is zoned for schooling. It is a C-class with four classrooms, a synagogue school building, a kitchen, and a lunchroom. Altogether there are three classrooms: two smaller ones and they pulled a permit to make the gym into a classroom.

Steven Green stated the last meeting when Abraham was there we discussed parking. Mr. Mizrahi advises that he is showing parking on the plans and will not be running busses into the lot; the kids will be dropped off at the above building and walk up the ramp that will be built between the two buildings and they will walk down the building

Gary Silver states the ramp should be shown on the plans so when they get approved if later on down the road people state that you were not approved with a ramp you will have proof from the plans, so make sure the ramp is shown on the plans.

Abraham Mizrahi stated that both buildings are with the same owner. The ramp is not going to be connected to the other building. The ramp is for accessibility for handicapped kids in wheelchairs.

Gary Silver stated to provide as-built plans that it was approved with the ramp.

Dan Pollan asked if he was going to be changing the ground or building elevation .

Abraham Mizrahi stated that he will be using the existing elevation. The ramp will go straight up until it is at the same level; the maximum he will drop is 10 - 12 feet.

Steven Green stated we will need structural plans.

Dan Pollan stated that Abraham should submit the structural plans with the permit application.

Maureen Crescitelli asked where the kids will be getting dropped off.

Abraham Mizrahi stated that the bus will drop the kids off in the back parking lot, they will eat breakfast, and walk down to the other building.

Steven Green stated there needs to be a garbage pickup but there is no location for a dumpster.

Abraham Mizrahi stated that he just added three new parking spaces so altogether he has five spaces so he can take away the last parking space and leave the handicapped parking space.

Gary Silver stated there has to be one handicap spot that needs to be ADA compliant, with all required signs such as a tow-away sign, van accessible, and handicap sign, the striped has to be 9 x19 feet per the Village Code and that he has to show the dimensions on plans for parking, the dumpster, and the dumpster pad. The garbagemen need to be able to access the dumpster.

Steven Green stated the lights need to be shown and the plans have to show what kind of lights they will use and they cannot reflect past the limit of the property line. For the landscaping they need to just upkeep on trimming the trees and keeping them clean.

Stacy Feasel asked Abraham if they will be doing fencing.

Abraham Mizrahi stated that he is waiting to see if he gets the grant and then he would put the fence from Chestnut Street going all the way up the building, but he is going to wait for now.

Dan Pollan stated the occupancy of the building will be based on the square footage of the building; he will know the footage when the Building permit Application gets turned in.

**ON A MOTION BY STACY FEASEL, SECONDED BY MAUREEN CRESCITELLI AND UNANIMOUSLY PASSED, THE APPLICATION WAS APPROVED SUBJECT TO THE CONDITIONS THAT: IN THE AREA BY WHERE THE PLAN SHOWS THE HANDICAP PARKING SPOT IT HAS TO HAVE THE STRIPED AREA NEXT TO THE HANDICAP PARKING SPOT AT LEAST 9' X19'; THE LAST SPOT CLOSEST TO THE ROAD MUST BE USED FOR THE GARBAGE DUMPSTER AND IT HAS TO BE ENCLOSED WITH A CHAIN-LINK FENCE WITH SCREENING SO THE DUMPSTER IS NOT VISIBLE FROM THE ROAD, AND IT MUST BE ACCESSIBLE FOR THE VILLAGE'S GARBAGE TRUCK; THE EXISTING LANDSCAPING HAS TO BE CLEANED UP; THE RAMP MUST BE SHOWN ON THE PLAN; AND THE LIGHTING PLAN AND SCHEMATICS USING LED LIGHTS NEED TO BE SHOWN ON THE PLAN AND THEY NEED TO BE FACE DOWN AND HOODED.**

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

Gary Silver stated the application needs to be fixed and if he can have the original copy he can fix it and Jeanne Martin can put her initials by it. This is done in front of the Board.

Gary Silver reads through Part One of the EAF and cleans it up, with changes initialed by Jeanne Martin.

Jeanne Martin stated the property they purchased is three buildings and they are all connected so there is an office on Wierk Avenue on the Lake Street side, there is the daycare, and there is a house which was separate originally and they put a foundation and roof in between. They don't need all the space so

they changed the house back to the house. We want to subdivide and sell the property.

Steven Green stated that this is not a subdivision plan; it is a survey. We need a subdivision plan that is fileable. The lot has to conform to current zoning or go in front of ZBA and get a variance. It has to comply with parking and make sure the sewer connection is specifically for the house so there would be three sewer connections: for the house, daycare, and offices. They cannot crossover.

Jeanne Martin stated that the sewer connection for the house goes right out onto Lake Street. Lynn Barry was there the other day and the other building goes out to 6 Wierk and they plan on adding a separate sewer line when they apply for the building permit. There is water in the big daycare building that is connected to Lake Street but it is separate from the house.

**ON A MOTION MADE BY KASSONDRA JOHNSTONE, SECONDED BY STACY FEASEL, AND UNANIMOUSLY CARRIED, THE BOARD DECLARES ITSELF LEAD AGENCY FOR HEALTHY KIDS PROPERTY LIBERTY LLC.**

Gary Silver stated that we need exact plans for the next meeting that show exactly where you are proposing the subdivision lines, with the exact dimensions of how wide every single thing will be. Dan Pollan needs to see to make sure there are sufficient setbacks.

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

George Duke stated they put the Site Plan Application for a proposed change of use from a Retail Commercial plumbing facility to a Light Industrial Use because it is a prefabricated truss manufacturing building. They are not changing the layout for any of the buildings and the site plan itself will remain the same. They are actually requesting administrative acknowledgment of the proposed use in a commercial zoning district.

Gary Silver stated to fix the Zoning table on the site plan to show parking, including handicap parking; 9'x19' is okay but 10' x20' is preferred, with all required signs such as a tow-away sign, van accessible, and handicap sign. The striped has to be 10x19 feet wide, the exact square footage of the building needs to be set forth with dimensions so we can get the correct number for occupancy, we need a light plan and schematics need to be shown on the plan and need to be face down and hooded.

John Heidecker stated that there will be 25 employees all day.

Steven Green states doing anything with the parking or anything over an acre with the site needs an SWPP.

**UPCOMING MEETINGS:**

**The next Regular Planning Board Meeting will be on March 3/10/2022, at 6:00 P.M.**

**There are no Public Hearings scheduled for March 3/10/2022**

**ON A MOTION BY MAUREEN STABAK, SECONDED BY MAUREEN CRESCITELLI AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 7:10 P.M.**

Respectfully Submitted,

Jasmine Bullaro,

Village of Liberty Planning Board Clerk