

**Village Of Liberty
Planning Board Meeting**

Thursday, August 11th, 2022, 6:00 P.M. Planning Meeting Minutes

Present:

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

Also Present:

**Gary Silver, Attorney
Daniel Pollan, Code Enforcement
Jasmine Bullaro, Clerk
Mike Perry, Frito Lay Inc
Jesse Schultis, Frito Lay Inc
Kevin Murphy, Frito Lay Inc
Anthony Galasso, 70 Champlin Avenue LLC
Michael Foster, 17 West Brewery LLC
Ernest Feasel, Bystander**

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 KASSONDRA JOHNSTONE, SECONDED BY STACY FEASEL AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE JUNE 23RD MINUTES.

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

Gary Silver states that at the last meeting the Board issued a negative declaration and had a public hearing; now they are looking for approval.

Mike Perry stated the sewer line is coming across the parking lot into their manhole to avoid the high-pressure line.

Gary Silver stated work cannot be started until the conditions imposed by the Board on the approval have been fulfilled and no work on the ground can be done until the SWPP has been updated and approved by Dave Ohman.

Gary Silver stated they can do work on the building but they cannot do the geogrid portion (to be filled with gravel) portion of the access road until the SWPP is corrected and approved, although they can do the asphalt portion of the access road. And no C/O can be issued until the SWPP is approved and there is an updated easement and maintenance agreement approved by the Village Board and executed by the Village and Ideal Snacks Corp. and an Indemnification Agreement approved by the Village Board and executed by the Village, Ideal Snacks Corporation and Frito-Lay Inc.

ON A MOTION BY MAUREEN CRESCITELLI, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED, THE APPLICATION IS APPROVED, WITH THE FOLLOWING CONDITIONS: (1) THE APPLICANT MUST SUBMIT FINAL CALCULATIONS FOR THE SWPPP ACCEPTABLE TO AND APPROVED BY DELAWARE ENGINEERING AND THE APPLICANT CANNOT GET ISSUED A C/O FOR THE BUILDING BEING CONSTRUCTED OR CONSTRUCT THE PORTION OF THE ACCESS ROAD WHICH WILL CONSIST OF A GEOGRID FILLED WITH GRAVEL (AS SHOWN ON THE SITE PLAN PROVIDED BY MICHAEL PERRY BY EMAIL TO GARY SILVER, ATTORNEY FOR THE PLANNING BOARD, ON AUGUST 10, 2022) UNTIL SUCH APPROVAL BY DELAWARE ENGINEERING, (2) THE APPLICANT MAY COMMENCE CONSTRUCTION OF THAT PORTION OF THE ACCESS ROAD WHICH WILL BE PAVED, AS SET FORTH ON THE AFOREMENTIONED SITE PLAN, (3) THE VILLAGE MAY USE THE PAVED PORTION OF THE ACCESS ROAD UNTIL THE PORTION OF THE ACCESS ROAD WHICH WILL CONSIST OF A GEOGRID FILLED WITH GRAVEL IS CONSTRUCTED, AND (4) A C/O CAN NOT BE ISSUED UNTIL THERE IS AN UPDATED EASEMENT AND MAINTENANCE AGREEMENT APPROVED BY THE VILLAGE BOARD AND EXECUTED BY THE VILLAGE AND IDEAL SNACKS CORPORATION AND AN INDEMNIFICATION AGREEMENT APPROVED BY THE VILLAGE BOARD AND EXECUTED BY THE VILLAGE, IDEAL SNACKS CORPORATION AND FRITO-LAY INC.

70 Champlin Avenue LLC Tax Map#107-3-10 and 107-3-11

Gary Silver stated due to this application seeking a lot of improvement, so long as the lots being created as a result of the lot improvement satisfy zoning, it is exempt from the zoning regulations. The Planning Board just has to confirm this satisfies the zoning regulations, which it does. The parcels have to be at least 60 feet by 100 feet, at least 7,000 square feet, and the rear yard has to be at least 30 feet.

Gary Silver stated the parcels are at least 60 feet by 100 feet, each parcel will consist of at least 7,000 square feet, and the parcel from which land is being removed will have a 32 feet rear yard. He then provided the applicant with the language which has to be added to the site plan pursuant to Section 95-5.H(2) of the Village's Land Subdivision Regulation before it can be signed by the Chairman.

Gary Silver stated this is a Type 2 Action, which is exempt from SEQRA.

17 West Brewery LLC Tax Map#126-1-7

Steven Green discloses he did the survey for Last Licks.

Michael Foster stated this system uses the Easy Brew Smart Brew system. A large percentage of the process is done offsite, and the final fermentation, yeast pitching carbonation, and flavorings occur here. As a result of that, it speeds the process up and the waste is almost zero, and 90% of the water used will be consumed by the patrons.

Steven Green stated we need the volume of water going into the building.

Michael Foster stated it is a 5-barrel system. The system will use 155 gallons per batch and there will be 2 batches a month, so he will be using under 500 gallons of water per month. Also, he will be using paper plates to avoid the use of water and the kitchen has a high-efficiency glass sanitizing washer, but there will be very minimal use of the kitchen.

Gary Silver stated to get the estimate of the total amount of water.

Steven Green stated the building has not been used in a while and the grease traps need to be checked.

Michael Foster stated the deep fryer oil is going to be recycled offsite, as well.

Gary Silver stated to get them checked anyways due to washing anything that may potentially have oil.

Maureen Stabak asked if there were dumpsters on the property.

Michael Foster stated there are two dumpsters in the back left corner and they are reactivated starting back up this Monday.

ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY STACY FEASEL AND UNANIMOUSLY CARRIED, THE BOARD DECLARES LEAD AGENCY IN THIS UNLISTED ACTION.

ON A MOTION BY, MAUREEN CRESCITELLI SECONDED BY KASSONDRA JOHNSTONE AND UNANIMOUSLY CARRIED, THE BOARD SCHEDULED A PUBLIC HEARING FOR SEPTEMBER 8TH 2022 AT 6:00 P.M.

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