

# VILLAGE OF LIBERTY REGULAR PLANNING BOARD MEETING OCTOBER 8, 2009

**Present:**

Don Nichols, Chairman  
John Webber  
Steve Green  
Langdon C. Chapman, Village Attorney  
Pam Winters, Code Enforcement Officer

**Absent:**

John Nichols  
Adrian Gonzalez  
Dawn Green, Liaison

**Also Present:**

Barbara Garigliano, IDA  
Don Viele, Surveyor for IDA  
Alan Scott, Sullivan County IDA  
Rick Baxter  
Lori Bertsch-Brustman  
David Todor

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**7:00 p.m. Sullivan County I.D.A. Public Hearing**  
**Willow Lane**

No comments from the public.

**ON A MOTION BY JOHN WEBBER, SECONDED BY STEVE GREEN AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS CLOSED.**

**7:05 p.m. Parth Co. Public Hearing**  
**187 Mill Street**

No comments from the public.

**ON A MOTION BY JOHN WEBBER, SECONDED BY STEVE GREEN AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS CLOSED.**

**7:10 – 7:15p.m. 325 North Main Street Corp. Public Hearing**  
**323 and 325 North Main Street**

No comments from the public.

**ON A MOTION BY JOHN WEBBER, SECONDED BY STEVE GREEN AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS CLOSED.**

Chairman Nichols opens the regular meeting at 7:18 p.m. and leads everyone in the pledge of allegiance.

**Sullivan County I.D.A. minor 3-lot subdivision**  
**Willow Lane**

Barbara Garigliano, Don Viele and Alan Scott are present in this matter.

**ON A MOTION BY JOHN WEBBER, SECONDED BY STEVE GREEN AND UNANIMOUSLY CARRIED, THE BOARD MOVES TO DECLARE ITSELF LEAD AGENT IN THIS APPLICATION.**

Chairman Nichols reads the SEQR report into the minutes.

**ON A MOTION BY JOHN WEBBER, SECONDED BY STEVE GREEN AND UNANIMOUSLY CARRIED, THE BOARD DECLARES A NEGATIVE DECLARATION IN THIS MATTER.**

**ON A MOTION BY JOHN WEBBER, SECONDED BY ST EVE GREEN AND UNANIMOUSLY CARRIED, THE SULLIVAN COUNTY IDA'S APPLICATION FOR A THREE-LOT SUBDIVISION IS APPROVED AS SUBMITTED.**

**Parth Co. Site Plan Approval**  
**187 Mill Street**

David Todor, engineer and acting as agent for Parth Co., is present in this matter. Chairman Nichols acknowledges receipt of comments back from the Sullivan County Division of Planning indicating no significant impact and this issue will be a matter for local determination. As requested by the Planning Division, a copy of the site plan was sent to the New York State Department of Transportation for review. No comments were received back from them.

Discussion continues with regard to the proposed screening and landscaping to be done in the vicinity of the NYS exit ramp.

**ON A MOTION BY JOHN WEBBER, SECONDED BY STEVE GREEN AND UNANIMOUSLY CARRIED, SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A DRIVE-THRU WINDOW SERVING A PHARMACY IS GIVEN APPROVAL CONDITIONED UPON A TWO-YEAR RENEWAL BY THIS BOARD.**

**325 North Main Street LLC Special Use Permit Application**  
**for 323 & 325 North Main Street**

Lori Bertsch-Brustman, attorney for property owner and Rick Baxter, agent for Mr. Turko, are present in this matter. They present the Board with floor plans for both buildings as requested by the board at the previous meeting. After reviewing the plans, the Board tables any approval until such time as the plans can be reviewed by the Code Enforcement Officer to ensure compliance with both the local zoning and the NYS Building Code.

**Other business:**

John Burke, of Burke and Warren, has expressed an interest in purchasing a property adjacent to his and owned by Gary Zalkin. If he purchases the property and decides to demolish the existing house, he wants some assurance that he'd be able to use the property for commercial purposes, such as storing his equipment, material, piping, etc. there. Pam has already advised him that he can do so because the property is zoned C-Commercial. The Board unanimously concurs with her opinion.

At 8:00 p.m. the Board goes into executive session to discuss a legal matter.

At 8:15 p.m. the Board comes out of executive session.

**ON A MOTION BY STEVE GREEN, SECONDED BY JOHN WEBBER AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 8:15 P.M.**

Respectfully submitted,

Pam Winters, Clerk

Date Approved: \_\_\_\_\_