**Village of Liberty Regular Planning Board Meeting**

**Thursday, September 13, 2018**

**Present:** **Absent**

Steve Green, Chairman Ernie Feasel

Joan Stoddard Maureen Crescitelli

Malek Rabadi

**Also Present**:

Gary Silver, Village Attorney

Pam Winters, Code Enforcement Officer

Alan Roscoe, Core State Engineering for McDonald’s

Ben Kinzler, Attorney for Greater Adult Neighbors

Matt & Tina Johnstone

The meeting is called to order at 7:00 p.m.

**ON A MOTION BY JOAN, SECONDED BY MALEK AND UNANIMOUSLY CARRIED, THE MINUTES OF THE AUGUST 9, 2018 MEETING ARE APPROVED AS SUBMITTED.**

**# 05- 2018 McDonald’s Restaurant**

**58 Sullivan Avenue**

Mr. Alan Roscoe, engineer with Core State Engineering is back before the board tonight with a new special use/site plan application the franchise owner is looking for a way to make the existing facade more visible and has decided to add an additional ten feet (10’) addition onto the front of the building. It’s approximately 440 square feet which changes the site plan. The indoor play area will be eliminated. It also changes the parking requirements.

Therefore Mr. Roscoe is back before the ZBA for a new variance on the required parking spaces needed. Their application is pending before the ZBA with a public hearing scheduled for October 18, 2018.

Chairman Green questions the pole sign lighting at the back of the property. He also feels that the following reviews are needed:

* Delaware Engineering should review this new site plan and offer comments/concerns;
* Rebecca needs to be advised as to the new location of the grease trap;
* Peter Parks should look at possibly relocating the dumpster enclosure area;
* The Fire Department should also be sent a site plan for review and comment.
* 239-m review is also required again.

**ON A MOTION BY MALEK, SECONDED BY JOAN AND UNANIMOUSLY CARRIED, THE BOARD DECLARES ITSELF LEAD AGENCY IN THIS MATTER.**

Chairman Green schedules the public hearing for this application on Thursday, November 8, 2018 at 7:00 p.m.

**# 04 – 2018 Greater NY Adults L.L.C.**

**25 Carrier Street**

Ben Kingsley, attorney for Greater NY Adults, is back before the board tonight with a new site plan and special use permit application because the owners have decided to make some changes.

The owners of the facility would now like to add a second story to the pool addition. That second story will be used as a recreational room only. There will be no living space whatsoever up there. It’s just a much needed recreational area for residents to utilize.

Ben proceeds to explain that the recent immediate closing of the Narrowsburg Adult Home by the New York State Health Department has taken management and staff by surprise. Within a matter of 2-3 days, Arcadia accepted a significant number of the Narrowsburg residents. They’re now housed on both wings of the second floor. This sudden influx of residents, more than 40 in number, has caused the owners to realize that extra space is needed for them.

Chairman Green notes that the site plan submitted to the board tonight is incorrect and doesn’t reflect the proposed addition. This addition will change the square footage of the building which, in turn, changes the number of parking spaces required. The new site plan should also show the elimination of the corner entrance that currently exists.

Ben agrees to do whatever the board asks and to have an amended site plan submitted for review at the next regular meeting. He’ll also make arrangements to have the engineer (John) attend the next meeting to better explain the changes.

Chairman Green also points out that it’s a violation of SEQR to do multiple stage developments but he’ll discuss that with the engineer before the next meeting.

Once the revised site plan is submitted, Pam will make arrangements to send a copy to the fire department for review and comment. No public hearing will be scheduled at this time since the application is deemed to be incomplete.

**ON A MOTION BY JOAN, SECONDED BY MALEK AND UNANIMOUSLY CARRIED, THE BOARD DECLARES ITSELF LEAD AGENCY IN THIS MATTER.**

**CONTINUED REVIEWS**:

**UPDATE: THE NEW MUNSON DINER**

Chairman Green advises the board that he and Pam met with Peter Parks regarding the proposed improvements planned for the parking lot at the diner. He explains that the parking lot, the way it exists now, does not meet what was approved by the board.

All the owner wants to do is to create the parking lot as it was intended by the prior owners. In doing so, an additional 10-12 parking spaces will be added to what’s already there. The dumpster location will probably be moved to a location more accessible to the Sanitation Department and excavation will remain at least 3-4 feet away from the adjacent structures. Peter submitted a site plan that better depicts what the end result will look like and the owner, Steve and Pam are satisfied that the improvements can be made without further review by the board.

The owner will only need to return should he decide to pursue the idea of a new deck or a new addition in the future.

**ON A MOTION BY JOAN, SECONDED BY MALEK AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 8:30 P.M.**

Respectfully submitted,

Pam Winters, Clerk Approved: October 11, 2018