**Village of Liberty Planning Board Meeting**

**June 14, 2018 7:00 p.m.**

**Present:** **Absent:**

Steve Green, Chairman Malek Rabadi

Joan Stoddard

Ernie Feasel

Maureen Crescitelli

**Also Present**:

Gary Silver, Village Attorney

Pam Winters, Code Enforcement Officer

Jamie LoGuidice, In Site Engineering

Chairman Green calls the meeting to order at 7:00 p.m. and leads everyone in the pledge of allegiance.

**ON A MOTION BY JOAN, SECONDED BY MAUREEN AND UNANIMOUSLY CARRIED, THE MINUTES OF THE APRIL 12, 2018 MEETING ARE APPROVED AS SUBMITTED.**

**S & N Real Estate Holding L.L.C.**

**Chestnut Street**

Jamie: Good evening everyone. Frank Nutt, Jr. and S & N Real Estate Holding received final approval from you on June 8, 2017. That approval was for site plan, special use and our minor 2-lot subdivision. I’m here tonight seeking an extension of those approvals, not a re-approval of our application.

Attorney Silver: I’m of the impression that the Board handed down a three-year approval and if you look at the minutes, they’ll verify this.

After some researching and discussion, it was determined that site plan was given a one-year approval and the special use permit was given a three-year approval; the subdivision also needs re-approval.

Chairman Green questions the use of the apartments as to whether they’re “market value” apartments as previously indicated or if, in fact, they’re now considered “low-income” housing instead.

Jamie suggested that housing questions be directed to the builder/developer.

Chairman Green also questioned whether or not the water flow is sufficient for the project.

Jamie indicated that the water flow information was previously supplied to the Board with the initial application, that In-Site had met with and had several discussions with Ken Hessinger from the Water Department and he was comfortable with being able to supply sufficient water to the project. She didn’t understand why this is being brought up as an issue now, but she’ll speak with Mr. Hessinger again regarding this matter. She will also send Pam new subdivision maps with current dates on them for signature.

**ON A MOTION BY JOAN, SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, SITE PLAN APPROVAL IS EXTENDED FOR ONE (1) YEAR PURSUANT TO SECTION 87-64 OF THE VILLAGE CODE, ON CONDITION THAT THE PLANNING BOARD RECEIVES WRITTEN DETERMINATION FROM KEN HESSINGER OF THE WATER DEPARTMENT THAT THERE’S SUFFICIENT WATER FLOW AT THE SITE FOR THIS PROJECT AND THAT SUCH DETERMINATION IS CONFIRMED BY THE VILLAGE ENGINEER.**

**ON A MOTION BY JOAN, SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, SUBDIVISION APPROVAL WAS EXTENDED FOR ONE (1) YEAR PURSUANT TO SECTION 7.H.8 OF THE VILLAGE LAND SUBDIVISION REGULATIONS.**

**ON A MOTION BY JOAN, SECONDED BY MAUREEN AND UNANIMOUSLY CARRIED THE SPECIAL USE PERMIT, WHICH WAS GRANTED FOR A THREE (3) YEAR PERIOD IN CONNECTION WITH THE GRANT OF THE SPECIAL USE PERMIT (SEE ITEM “c.vii” IN THE BELOW JUNE 9, 2017 E-MAIL) TO THE EXTENT THAT, UPON APPLICATION FOR A RENEWAL OF THE SPECIAL USE PERMIT ON OR BEFORE THE EXPIRATION OF SUCH THREE (3) YEAR PERIOD, IF IN THE DISCRETION OF THE PLANNING BOARD THE STRUCTURES AND PARKING LOT HAVE NOT BEEN COMPLETED FOR A SUFFICIENT PERIOD OF TIME FOR THE SATISFACTORILY ADDRESSED AND REMEDIED, THE PLANNING BOARD SHALL BE ENTITLED TO IMPOSE A CONDITION UPON THE RENEWAL OF THE SPECIAL USE PERMIT WITH RESPECT TO PARKING, SIMILAR TO THAT IMPOSED ON JUNE 8, 2017, FOR SUCH PERIOD OF TIME AS THE PLANNING BOARD DEEMS REASONABLE UNDER THE CIRCUMSTANCES WHICH EXIST AT THAT TIME.**

Jamie: Thank you, everyone.

**OTHER BUSINESS**:

Chairman Green informs the Board that he’s been made aware of another possible annexation into the Village. The property is A vacant 44 acre lot (SBL 30-1-78) located on Old Monticello Road and abuts Isaacs property. The proposal will be for a cluster development of over one hundred homes. They’ll be serviced by Town Water and Village Sewer. He questions whether or not the Village Zoning allows cluster development and whether or not the municipalities have sufficient services for a project of this size.

Pam says that the zoning does allow for a PUD (Planned Unit Development) in our R2 zoning, and the zoning also defines what a cluster development is.

A brief discussion continues. The Board will take a wait-and-see attitude and see how things play out. It would be a matter for the Village Board to decide regarding annexation and sufficient services.

**ON A MOTION BY JOAN, SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 7:53 P.M.**

**Respectfully submitted,**

**Pam Winters, Clerk Date: July 5, 2018**

**Approved: July 12, 2018**