

**Village Of Liberty
Planning Board Meeting**

Thursday, October 13th, 2022, 6:00 P.M. Planning Meeting Minutes

Present:

**Gary Silver
Steve Green
Stacy Feasel
Maureen Crescitelli
Maureen Stabak**

Also Present:

**Dan Pollan, Code Enforcement Officer
Jasmine Bullaro, Clerk
Ernest Feasel, Bystander
Scott Kitchner, Stewarts Engineer**

Absent:

Kassondra Johnstone

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

ON A MOTION BY MAUREEN STABAK, SECONDED BY MAUREEN CRESCITELLI, AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE SEPTEMBER 15TH MINUTES WITH CHANGES TO ADD EXTRA ATTENDEES.

Stewart's Shops Corps Tax Map #115-2-1

Scott Kitchner, the engineer for Stewarts, stated there are no permits required for tanks to be installed by the DEC.

Gary Silver, Attorney, stated there is no Aquifer Protection Zone. It was adopted in 1997 as part of Article 87. When a new Article 87 was adopted in 2008, the local law started off by repealing the entire prior article. There is a reference to the Aquifer Protection Zone, but there are no provisions dealing with what it is. I recommended that the Village Board reconsider the readoption of the Aquifer Protection Zone.

Scott Kitchner stated they monitor the fluid in the initial tank space and walls. If it leaks outside the tank we know; if it drops or goes back into the tank we will know.

Gary Silver stated that page 2, question 13A of the EAF, needs to be changed on the record from a "yes" to a "no" with initials. Scott Kitchner believes it was an error, but in connection with the SWPP Scott will do a much deeper dive, and then can confirm if there are wetlands or not.

Gary Silver stated we will need a \$5,000 escrow deposit made and sent out to the Village of Liberty Building Department for the Village Engineer Dave Ohman.

Scott Kitchner stated the original plans submitted will be changed and the new plans will be filed for the next meeting. The slight changes will include maintaining the same driveway for the flow of trucks and it will also make the delivery of the fuel easier coming in and out so there will be less confusing traffic movements.

Gary Silver stated they will need to file a DOT application and send the new plans.

Scott Kitchner stated the entrance is 30 feet long and 5 feet more narrow and eliminates the second existing driveway and 2 entrances into 1. They are adding snow storage on the plans as well, although if snow exceeds the amount of storage we will contract with someone locally for snow removal. Furthermore, there will be an addition of a high-flow diesel pump off to the side that dispenses at a high rate for larger trucks to fuel up in half the time and will have a 10-foot pad to catch any diesel spills.

Gary Silver asked when will the fuel deliveries take place.

Scott Kitchner stated 2-3 times a week, either early in the morning or later at night.

Steven Green stated a tractor-trailer is 70 feet long and is going to be in the entrance lane.

Scott Kitchner stated the high-flow diesel pump is only 24 feet and there is snow storage, altogether there are 75 feet.

Steven Green stated the site doesn't allow storm drainage and there is no directional traffic movement.

Scott Kitchner stated there will be 2 side entrances, so they can park on the sides of the buildings or in front and if the pumps are angled there will not be enough room; there are 4 pumps so there will be 8 fueling stations. The plans will be refiled with updates and also I will add a vehicle movement diagram and show vehicles and movements.

Gary Silver stated you can file for an amendment later on if this does not work, but addressing the issue now will be easier for you.

Scott Kitchner stated we are in the process with Tesla and Nipa to get charging stations. In total there will be 8 stations.

Gary Silver asked when will you have a draft SWPP.

Scott Kitchner stated hopefully by the next meeting submission.

Steven Green stated to add a survey and have setbacks and all separations.

Scott Kitchner stated our freestanding sign falls under the ground category and the allowable sq ft says 12 sq ft.

Scott Kitchner stated the one sign is 30 sq ft and 12 feet high and the larger sign has 16 inch LED and the original plan we filed is 12 feet LED.

Steven Green stated the lights need to be dimmable.

Scott Kitchner stated his lot frontage is 230 feet

Gary Silver stated that in a Gateway Commercial District there is no distance restriction from the road in Section 70-8 ("Regulation For All Districts") or in the Gateway District (70-10). The Gateway District "includes both commercial (C) and Manufacturing (M) Zoning Districts and encompasses the primary entranceways into the Downtown Liberty National Register District. At the south end of the Downtown Commercial Core, the gateway district incorporates the first automobile-oriented area of the Village. Buildings here date to the early- to mid-20th Century and reflect a modern architectural character. In the northern and western portions of this sign district, residential buildings are interspersed with more recent commercial buildings. Although the underlying zoning throughout the district is commercial, the ongoing residential uses require protection, and signage for enterprises within the older residential area deserves special consideration to enhance the historic character of the Village and provide entranceways into the Downtown Commercial Core."

Scott Kitchner stated in the new field plans there will be landscape, vehicle movement, photo metrics/ lighting, utilities, and grading/ drainage.

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

ON A MOTION BY MAUREEN STABAK SECONDED BY MAUREEN CRESCITELLI, AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 6:40 P.M.