**Village of Liberty ZBA Meeting - Amended**

**Thursday, March 20, 2019 6:00 p.m.**

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

Dominic Fontana, Chairman George Stang

Robert Nussbaum

Charlie Tyler

**Also Present:**

Gary Silver, Village Attorney

Pam Winters, Code Enforcement Officer

Randy Wasson, Wasson Engineering

Joshua Chaudrey

Chairman Fontana calls the meeting to order at 6:00 p.m., and leads everyone in the pledge of allegiance.

**ON A MOTION BY CHARLIE, SECONDED BY BOB AND UNANIMOUSLY CARRIED, THE MINUTES OF THE OCTOBER 18, 2018 MEETING ARE APPROVED AS SUBMITTED.**

**# 01-2019 CHAUDREY LAUNDROMAT**

**220 NORTH MAIN STREET**

**USE VARIANCE**

Randy and Joshua are both present in this matter. They explain to the board that Joshua has recently purchased the office building located at 220 North Main Street and would like to demolish the office building and detached garage to make way for a new laundromat with a live-work unit on the second floor.

They explain that they’ve already appeared before the Village of Liberty Planning Board and have been told by Attorney Silver that this project would need three (3) variances. That is the reason for tonight’s meeting.

Randy explains that the three variances they’re requesting are as follows:

1. Parking – The Village of Liberty Zoning requires fourteen (14) parking spaces on site. The proposed site plan shows twelve (12) on site plus two (2) street parking spaces directly in front of the building. Randy explains that he could show all 14 spots on the site plan but that would interfere with the placement of the required dumpsters.
2. Green Space – The Village of Liberty Zoning requires a twenty foot (20’) green space buffer in front of the building. Randy is asking that the 20’ be reduced to 7’. Again, this is to allow for ample parking for customers.

1. Distance Separation – The Village of Liberty Zoning requires that there be a minimum of 50’ distance between adjoining driveways. Randy is asking that the 50’ requirement be reduced to 35’. Randy shows the members a site plan with the existing adjoining driveways along with the proposed road opening and this reduction is the best that can be achieved.

Randy also explains other details of the site plan including access to the upstairs apartment and the proposed dumpster location. The proposed improvements are in keeping with the Comprehensive Plan of Liberty and do not take away from the character of the neighborhood.

Pam advises the members that when the proposal came before the Planning Board, copies of the site plan were submitted to all three department heads (water, sewer and street) and nobody expressed any opposition to the new construction.

None of the ZBA members seem to have any questions at this time.

The property isn’t located within 500’ of any State road or municipal boundary so 239-mm review by the County is not required.

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

**[AMENDED 3-25-19]**

A public hearing will be held on Thursday, April 11, 2019 at 6:30 p.m. Pam will place the legal notice in the local paper and do the certified mailings.

**ON A MOTION BY CHARLIE, SECONDED BY BOB AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 6:13 P.M.**

Respectfully submitted,

Pam Winters, Clerk

Zoning Board of Appeals Approved: April 11, 2019