

Village of Liberty
Regular Planning Board Meeting
Thursday, April 11, 2019 7:00 p.m.

Present:

Steve Green, Chairman
Ernie, Feasel
Troy Johnstone
Maureen Crescitelli
Maureen Stabak

Also Present:

Gary Silver, Village Attorney
Pam Winters, Code Enforcement Officer
Joan Stoddard, Board Liaison
Randy Wasson, P.E.
Joshua Chaudrey, NANBAI, L.L.C.
Etta Barbanti
Mr. & Mrs. Bueno
Jorge Hernandez

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

ON A MOTION BY ERNIE, SECONDED BY MAUREEN C., AND UNANIMOUSLY CARRIED, THE MINUTES OF THE MARCH 14, 2019 MEETING ARE APPROVED AS SUBMITTED.

Chairman Green takes a moment to welcome the two new board members to this group. They are Maureen Stabak and Troy Johnstone and Joan Stoddard, Trustee, is returning as liaison to the Village Board.

PUBLIC HEARING:

03- 2019 BUENO
3 MAPLE STREET SITE PLAN/SPECIAL USE PERMIT

ON AMOTION BY MAUREEN C., SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING FOR BUENO IS OPENED.

Chairman Green reads the legal notice into the minutes. Pam advises everyone that she mailed out fourteen (14) certified notices, eleven (11) were received and three (3) are unknown at this time.

There are no comments or questions from the public at this time.

ON A MOTION BY MAUREEN C., SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING FOR THIS APPLICATION IS CLOSED.

On behalf of the applicant's, Etta asks about a future use for the location in case the restaurant idea doesn't pan out. For example, if the Bueno's wanted to close the restaurant and open a hair salon instead, could they do so?

Attorney Silver: Yes, they can; they just have to come back to this board for another change of use permit.

ON A MOTION BY MAUREEN C., SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE BOARD DECLARES ITSELF LEAD AGENCY IN THIS MATTER.

Attorney Silver proceeds to complete the Part 2 of the Short Form EAF by asking the board members the list of questions and marking their responses accordingly.

ON A MOTION BY MAUREEN C., SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE BOARD DECLARES A NEGATIVE DECLARATION IN THIS MATTER.

There is some discussion regarding the requirement for the grease trap, the size of the trap and the proposed location of the trap. Those details will be worked out between Rebecca Abrams and Mr. Illing, the engineer for the Bueno's and will be included in the submission packet to Pam when they apply for their building permit.

ON A MOTION BY MAUREEN C., SECONDED BY MAUREEN S., AND UNANIMOUSLY CARRIED, THE SPECIAL USE PERMIT/SITE PLAN APPLICATION FOR BUENO IS APPROVED CONTINGENT UPON THE SATISFACTORY INSTALLATION OF A REQUIRED GREASE TRAP PER THE APPROVALS OF BOTH THE SEWER DEPARTMENT AND THE BUILDING DEPARTMENT.

CONTINUED REVIEWS:

**# 01-2019 NANBAI, L.L.C.
 200 NORTH MAIN STREET
 SITE PLAN/SPECIAL USE PERMIT APPLICATION**

Both Randy Wasson and Joshua Chaudrey are present in this matter. Randy advises everyone present that they just concluded with the ZBA whereby all three (3) variance requests have been approved and they're now ready to move forward toward Planning Board approval by requesting a public hearing.

The public hearing is scheduled for Thursday, May 9, 2019 at 7:00 p.m.

NEW APPLICATIONS:

**# 04-2019 JORGE HERNANDEZ
190 MILL STREET
SITE PLAN/SPECIAL USE PERMIT APPLICATION
TO ESTABLISH A USED CAR SALES LOT**

Jorge Hernandez is present in this matter.

Jorge: Good evening. I currently am a tenant in the Beer World mall; I have the Friends and Family Barber Shop. I'm here to request permission to establish a used car sales lot on the property which used to be the old Beer Store and is now home to the Vape Guru (relocated from the Shop Rite mall). I believe I can safely place a dozen cars for display/sale and still have three (3) parking spaces for prospective buyers. The office location for the car sales will be in my existing barber shop in the mall.

Chairman Green: The site plan attached to your application is too old. It's doesn't reflect the recent NYS road takings and the newly created municipal parking lot on the corner. You'll need to contact Sonny for an updated survey that's more accurate than what you have here.

Jorge: I understand completely.

Chairman Green: We can go ahead and schedule a public hearing for Thursday, May 9, 2019 at 7:05 p.m. but you'll need to bring an updated survey to the meeting.

Pam will forward the application to the County Planning Department for review and 239-m comment.

ON A MOTION BY TROY, SECONDED BY MAUREEN S., AND UNANIMOUSLY CARRIED, THE BOARD DECLARES ITSELF LEAD AGENCY IN THIS MATTER.

Attorney Silver recuses himself from the next application and leaves for the night.

Pam requests a brief discussion regarding the John Deck subdivision at the end of Washington Street. In 2006, the Planning Board granted preliminary approval to this major subdivision but the maps were never filed, and the subdivision was abandoned. Someone asked Pam whether or not an original lot was buildable and she didn't know how to answer. There's no way to determine where Washington Street ends, the idea of a cul-de-sac at the end of the road and who determines what relative to water, sewer and road maintenance. She's just requesting a second opinion. After some discussion,

Pam will reach out to the person and advise her to rely on the advice of her attorney before making any purchase.

**# 05-2019 S & S WAVERLY, L.L.C.
15 SULLIVAN AVENUE
SPECIAL USE/SITE PLAN APPLICATION FOR A
CHANGE OF USE FROM RETAIL TO BUSINESS USE**

Jim Donohue is present in this matter. He explains to the members that Mr. Backer is considering entering into a contract with Sullivan County BOCES to centralize much of their administrative offices into one location at the mall.

They would like to utilize the left side of the mall including three of the front corner storefronts and a significant portion of the first floor. Their employees will park in the side parking lot (50 parking spaces) that have been pre-approved by this board previously. We'll need to make some improvements here.

Nothing will change structurally with the building but we'll be applying for a building permit to create the office cubicles, a conference room, some meeting rooms and some additional bathrooms. Stamped plans will be submitted to Pam for that when the contract is finalized.

Pam shows the board the landscaping renderings presented to Mr. Backer by the Renaissance Group to improve the aesthetics of the property. The present post and rail fence will be removed to make room for a row of trees. There's also some new ideas for the very tired, very ugly billboard. Renaissance is also hopeful in that endeavor.

The board is acceptable to the idea and will schedule a public hearing for Thursday, May 9, 2019 at 7:10 p.m. Pam will forward the application packet to the County Planning Department for review and 239-m comment.

ON A MOTION BY MAUREEN C., SECONDED BY MAUREEN S. AND UNANIMOUSLY CARRIED, THE BOARD DECLARES ITSELF LEAD AGENCY IN THIS MATTER

ON A MOTION BY MAUREEN C., SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 7:50 P.M.

Respectfully submitted,

Pam Winters, Clerk

Approved: _____