**Village of Liberty Regular Planning Board Meeting**

**Thursday, May 9, 2019**

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

Steve Green, Chairman Gary Silver, Village Attorney

Maureen Crescitelli

Maureen Stabak

Troy Johnstone

Ernie Feasel

**Also Present:**

Pamela Winters, Code Enforcement Officer

Russell & Denise Reeves

Jim Donohue

Matt & Tina Johnstone

Randy Wasson, P.E.

Joshua

Ryan Boxberger

Richard Castagna

6 LHS students

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

**PUBLIC HEARING # 01-2019 NANBAI, L.L.C.**

**ON A MOTION BY MAUREEN C., SECONDED BY MAUREEN S. AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS OPENED AT 7:02 P.M.**

Chairman Green reads the legal notice into the minutes. Fifteen (15) notices were sent out, four (4) were received, one (1) was returned and ten (10) are still unknown. There is no one present from the public on this matter.

**ON A MOTION BY TROY, SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS CLOSED AT 7:10 P. M.**

Chairman Green reads the questions in Part 2 of the Short Form EAF, making note of the board’s responses and noting them on the form.

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

**ON A MOTION BY ERNIE, SECONDED BY TROY AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE SITE PLAN AND SPECIAL USE PERMIT APPLICATION SUBMITTED BY NANBAI, L.L.C. TO CONSTRUCTION A LAUNDROMAT WITH A LIVE-WORK UNIT AT 200 NORTH MAIN STREET**.

**PUBLIC HEARING** **# 04 – 2-19 JORGE HERNANDEZ**

**SPECIAL USE/SITE PLAN REQUEST FOR**

**A USED CAR SALES LOT**

**190 MILL STREET**

This application is deemed to be incomplete since the site plan submitted isn’t accurate. This matter is tabled until the applicant can secure a current survey from the owner.

The public hearing on this matter is not opened at this time. George is unable to attend due to a recent motorcycle accident.

**NOTE FOR FILE: THE APPLICANT SUBSEQUENTLY WITHDREW HIS APPLICATION AND WILL TRY TO LOCATE HIS BUSINESS ON THE VANETTEN LOT ADJACENT TO THE MALL WHICH ALREADY HAS PRIOR P/B APPROVAL.**

**PUBLIC HEARING # 05 - 2019 S & S WAVERLY, L.L.C.**

**15 SULLIVAN AVENUE**

**SPECIAL USE PERMIT APPLICATION FOR A CHANGE OF USE FROM RETAIL TO BUSINESS**

**ON A MOTION BY ERNIE, SECONDED BY MAUREEN C. AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS OPENED AT 7:10 P.M.**

Chairman Green reads the legal notice into the minutes. Thirteen (13) certified notices were mailed out, eleven (11) were received and two (2) are still unknown. There is no one here from the public regarding this matter.

**ON A MOTION BY MAUREEN C., SECONDED BY MAUREEN S. AND UNANIMOUSLY CARRIED, THE PUBLIC HEARING IS CLOSED AT 7: 12 P.M.**

Jim Donohue is present in the matter. .Chairman Green advises everyone that we received the 239-m review back from the County referencing Renaissance suggestions along with a copy of a letter from the NYSDOT identifying issues of concern to them. Those items include signage, ADA curb installation as well as parking lot landscaping. A copy of the two letters was given to Jim to review and, in doing so, Jim will reach out to the NYSDOT on behalf of Mr. Backer for further clarification.

Chairman Green reads the questions in Part 2 of the Short Form EAF marking the board’s responses accordingly. He then signs the form accordingly. .

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

**ON A MOTION BY TROY, SECONDED BY MAUREEN C AND UNANIMOUSLY CARRIED, THE BOARD GRANTS APPROVAL TO S & S WAVERLY, LLC FOR SITE PLAN APPROVAL AND A CHANGE OF USE CONTINGENT UPON RECEIVING A LETTER FROM THE NYSDOT WAIVING THE STIPULATIONS IN THEIR LETTER.**

**NEW BUSINESS:**

**# 06 -2019 M.H.S.L.C., L.L.C.**

**50 LAKE STREET**

**SITE PLAN APPROVAL TO RETAIN TWO (2) EXISTING STORAGE CONTAINERS PRESENTLY ON SITE**

Richard Castagna, owner of the property, is present in this matter. He explains to the board that he is the owner of a beer brewery called Bridge and Tunnel Brewery in Queens that actually started in his garage. It became so successful that two (2) years ago he relocated his business to Ridgewood. He purchased this property from Ernest Shemesh with the intention of expanding his business further and making cider here.

Richard goes on to explain to the board the idea behind creating an organic farm brewery, having a tasting room and possible beer hall upstairs. He uses the storage units to storage equipment and supplies needed.

The board schedules a public hearing to consider this matter on Thursday, June 13, 2019 at 7:00 p.m.

**# 07-2019 LIBERTY PET STORE**

**3 BON JOVI LANE**

**SITE PLAN APPROVAL TO RETAIN TWO (2) EXISTING STORAGE CONTAINERS PRESENTLY ON SITE.**

Ryan Boxberger is present in this matter. Bob Milling is his cousin and Ryan is the manager of the store now. He explains to the board that he, too, like the prior applicant has no room for storage of his retail supplies. He has no room to construct a new building or to relocate the boxes to a different location. The boxes have been in place for the past several years with no controversy or complaint and, to remove them, would be problematic for the success of his business.

The board schedules a public hearing to consider this matter on Thursday, June 13, 2019 at 7:05 p.m.

**# 08 – 2019 ANTIQUE PALACE EMPORIUM**

**300 CHESTNUT STREET**

**SITE PLAN APPROVAL FOR THE CONTINUED USE OF**

**THE EXISTING 2 STORAGE BOXES WITH THE POSSIBLE PLACEMENT OF A 4RD ONE IN THE FUTURE.**

Russell Reeves is present in this matter. His request follows suit with the prior ones. His storage containers have been on site without controversy until now and area a much needed aspect to his business. He’d like to keep them and, as long as he’s here, would like to get approval for a possible 3rd container sometime in the future.

The board schedules a public hearing to consider this matter on Thursday, June 13, 2019 at 7:10 p.m.

**CONTINUED REVIEWS/DISCUSSION:**

**LIBERTY PET FARM**

Matt and Tina Johnstone are here tonight to discuss the possibility of lowering the number of required parking spaces for their business from 7 to 3. They consider the use of the entire seven spaces a waste of valuable space that they could better utilize to enlarge the play area for the dogs.

There is some discussion regarding the request. Even with some additional supporting documentation regarding acceptable standards, Chairman Green points out that they already have the approvals they do and, to change them to something else would require an entire new application and/or a variance application before the ZBA. The board did mention that they could use four (4) parallel parking spots along the road without issue.

**ON A MOTION BY MAUREEN C., SECONDED BY ERNIE AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 8:00 P.M.**

Respectfully submitted,

Pam Winters, Clerk Approved: June 13, 2019