

**VILLAGE OF LIBERTY PLANNING BOARD
REGULAR MEETING
MARCH 11, 2010**

Present:

Don Nichols, Chairman
John Webber
Steve Green

Absent:

Adrian Gonzalez
John Nichols

Also Present

Langdon C. Chapman, Village Attorney
Walter Garigiano, IDA Attorney
Barbara Garigiano, Atty.
Pam Winters, Code Enforcement Officer

Chairman Nichols calls the meeting to order at 7:10 p.m. and leads everyone in the pledge of allegiance.

**ON A MOTION BY JOHN WEBBER, SECONDED BY STEVE GREEN AND
UNANIMOUSLY CARRIED, THE MINUTES OF THE FEBRUARY 11, 2010 MEEING
ARE APPROVED AS SUBMITTED.**

**PUBLIC HEARING
LIBERTY RED MEAT PROCESSING PLANT**

Chairman Nichols opens the public hearing and reads the legal notice into the minutes. Six certified notices were sent out and four were received back.

No one from the public is present in this matter.

Chairman Nichols closes the public hearing at 7:15 p.m.

**# 10-09 LIBERTY RED MEAT PROCESSING PLANT
WILLOW LANE**

Walter and Barbara Garigiano are present in this matter. New correspondence received is the 239 review by the County Division of Planning who recommends approval of the project subject to engineer's approval.

Steve: I still have some concerns, as does the Village Board, with regard to the drainage.

Walter: The one thing that everyone can acknowledge is that it'll be better than what it is now. The rule of thumb is that you can't make it worse than what it already is. He (Steve) wants to make sure that once we're through grading that we're not going to make it worse. We won't. We're discharging into the exact same area as before. It's on the plans and very clear to see. We had a discussion earlier today with Mike Weeks about this based upon the comments and concerns submitted by your Department

Heads. He's going to contact our engineer and go over each item on Mike's punch list. If there's something that can be worked out that will satisfy everyone, we're willing to do it.

If you look at these topo lines (C6), the water gets to this point and sheets across the drive. What they want to do is get it to go into that location and what Mike's concern is that the extent to which the culvert could cause problems in here.

You have this creek here, and this one runs here and this is the area just chocked full of drums. We know we need to address these issues. We had hoped to be able to incorporate the public comments from tonight's public hearing into our revision but, since we have no public present, we can now move forward. Our engineer will address each issue.

The discussion continues about the culvert, the size of the existing culvert, which is small, the need to replace it with a significantly larger one, the sheeting of the water and how it'll be collected and diverted.

Barbara: I'd like to back to the three-lot subdivision. I brought just one map in. If it's OK with you, then I'll have a Mylar and copies prepared and dropped off for you to sign so we can file them.

Steve notes that one line should be dotted rather than solid.

Walter: Was the public hearing for the subdivision, too?

Pam: No. I only advertised the site plan because the prior subdivision that originally received approval was a three-lot subdivision. This remained a three-lot subdivision and the only changes you made were to tweak the lot lines to better match that of the site. Since the overall scope of the subdivision really didn't change, I didn't see the need to re-advertise it. If you changed from a three-lot subdivision to a five-lot subdivision, that action would warrant a new legal notice.

Other Business:

Information Only:

**Dana Barnes for Concord Equity Group
For Sullivan Avenue 121-3-7.2**

Conceptual plans for a two-lot subdivision and subsequent development of a drive-thru eatery and possibly some other commercial business were discussed. Mr. Barnes had questions regarding road frontage, sideline setbacks, the approval of a flag lot, shared driveways, retaining walls and guardrails, easements and more. Without submittal of a formal application, the Board answered his questions as best as possible with the understanding that no definitive assurances are being offered without seeing an actual site plan.

**Liberty Commons
Barton Road**

Chairman Nichols and Langdon Chapman discussed scheduling a meeting between the Liberty Commons engineers, Lanc & Tully, and the Planning Board engineers, McGoeys Hauser & Edsall, to discuss the Chairman's concerns over alleged inadequate fire suppression at the development. Liberty Commons has agreed to assume responsibility for costs incurred for MHE at this meeting. Since Chairman Nichols will be away on vacation for the next two weeks, the meeting is tentatively set for the day of the next regularly scheduled planning board meeting, April 8, 2010.

**ON A MOTION BY STEVE GREEN, SECONDED BY JOHN WEBBER AND
UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 7:45 P.M.**

Respectfully submitted,

Pam Winters, Clerk

Date Approved: April , 2010