

Planning Board Meeting

Thursday, January 12th, 2023, 6:00 P.M. Planning Meeting Minutes

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Present:

Steve Green

Stacy Feasel

Maureen Crescitelli

Maureen Stabak

Kassondra Johnstone

Also Present:

Dan Pollan, Code Enforcement Officer

Jasmine Bullaro, Clerk

Ernest Feasel, Bystander

Israel Neiman, Yeshiva Ahavas Israel

Isaac Goldman, Yeshiva Ahavas Israel

John Furst, Camp Attorney

Scott Kitchner, Stewarts Engineer

Absent:

Gary Silver

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

ON A MOTION BY STACY FEASEL, SECONDED BY MAUREEN CRESCITELLI, AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE OCTOBER 13TH MINUTES.

Yeshiva Ahavas Israel Tax Map #128-1-1

John Furst, the Attorney, stated they had been to the planning board in 2021 for an amended site plan to convert a bunkhouse into a classroom. We are here before the board again to get approval for a different modification to the overall site plan that was also approved in 2014. It is a 110 by 60 feet and 2.5 story building that will perform as a Schul. We included elevations as well. There is no increase in the number of campers. They would just like a larger/ updated Schul to serve the campers. There was also an issue with water usage, so we got a letter from the Town of Liberty stating this proposal will not create capacity issues because we are not increasing campers.

Steve Green, the Chairman, asked if this would be built on a platform.

Israel Neiman specified they will be pouring concrete for the foundation.

There were no mentions or questions from the board representatives.

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

ON A MOTION BY MAUREEN STABAK SECONDED BY KASSONDRA JOHNSTONE, AND UNANIMOUSLY CARRIED, THE BOARD SCHEDULES A PUBLIC HEARING FOR YESHIVA AHAVAS ISRAEL ON FEBRUARY 9TH AT 6:00 P.M.

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

Steve Green stated Dave Ohman, the Village engineer, went over everything and there were some questions he and Gary Silver could not answer, so they recommended going to DEC/ DOT. There is not much we can do at the moment. We need to check with DEC because this is in a floodplain and it must be 3 feet above.

Scott Kitchner, Stewarts' engineer, stated the floor elevation as is it was 5 inches above the base floor. I also filed Stage 1 with the DOT and I have an email from Kathy that the DOT was okay with the entrance. The high-flow diesel pump was also moved further into the parking lot and the vehicle analysis shows the tractor-trailer in the spot.

Steve stated the canopy setback has to be in the rear due to the zoning district you are in. Dave Ohman recommends to me that this needs ZBA for approval first.

Dan Pollan, Code Enforcement Officer, asked if there will be any issues with parking, so we can also figure that out.

Scott stated in Daves's letter they said parking should not be in front not that it cannot be, but it would require a 20-foot buffer if I was to do that I would have to drop parking or shift the building which would eliminate future EV parking. I would need a variance for a 20-foot buffer we will be going to a 0-8 foot buffer and a 0-10 foot buffer on the other side.

Steve stated that we need to schedule a zoning board meeting for a buffer, sign, and canopy variance.

Scott stated they will have the three grades of gas, no kerosene, which will be stated on the sign and there will also be pump toppers showing the grades. I am ready to send DOT Stage 2.

Steve stated DEC has to comment on the wellhead before we can do the 239 review.

Scott stated their stormwater management is catch basins and a hydrodynamic structure that catches oil and petroleum products. The grease interceptor is in the delivery area at the back of the building. The catch basins have a hood on the outlet pipe so it stays there at an elevation and anything that gets in floats on the water.

There are no questions or comments from the board members.

**ON A MOTION BY STACY FEASEL SECONDED BY KASSONDRA JOHNSTONE,
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 6:41 P.M.**