

**Village Of Liberty
Planning Board Meeting**

Thursday, December 9th, 2021, 6:00 P.M. Planning Board Meeting

Present:

Steven Green, Chairman

Maureen Stabak

Maureen Crescitelli

Troy Johnstone

Also Present:

Gary Silver, Attorney

Daniel Pollan, Code Enforcement Officer

Jasmine Bullaro, Clerk

Ken Ellsworth (Keystone Associates)

Absent:

**Joan Stoddard, Board Liaison, Stacey Feasel, Menaclen Steinberg
(Congregation Ahavath Israel)**

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

ON A MOTION BY MAUREEN STABAK, SECONDED BY MAUREEN CRESCITELLI AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE DECEMBER MINUTES.

West St. Associates - Liberty LLC Tax Map # 122-1-1

Gary Silver states that they need to fix the application with a new Owners authorization form signed correctly and the description says major subdivision but there are no subdivisions shown on the plans so therefore it is not a subdivision.

Ken Ellsworth introduces the project and states that this was Randy Wasson's project but he retired so Randy asked if they would take over. There are two different layouts they have. On this property, they have wetlands, steep slopes, etc. Ken is here more for an introduction; not proposing anything yet. He is

trying to understand the Code provisions this would fall under. This is an R1 Residential building with a 10,000 Square Feet minimum lot area.

Gary Silver states a homeowner association usually owns the property they are on so you would need a subdivision, and co-ops you can just get a proprietary lease without the property being subdivided.

Ken Ellsworth states that this is not a subdivision; that is why is he is having a hard time with the density and where this will fall.

Gary Silver states that if they are not going to be separate parcels it will have to be a condo or co-op; it appears to be set up as a co-op.

Ken Ellsworth states that this is a 10,000 Square Foot minimum.

Gary Silver stated that Ken should email Dave Ohman the plans and ask him if he can let the Village know how much it would be for a deposit to start working on these things and also start discussing the Code with him.

Ken Ellsworth stated that he had already talked to Dave Ohman and he also got utility information on the water and sewer lines.

Dan Pollan stated that the sewer lines have to be increased and also the water main has to be improved because it is very old, although we do not have the capability and they would have to supply the manpower.

Gary Silver stated that Ken has to find out the minimum number of units and they may need a pumphouse.

Ken Ellsworth confirms that this will be an all-year-round development.

Maureen Stabak stated that traffic is going to be an issue and safety hazard.

Gary Silver stated that Ken will have to get in contact with the school and figure out how many buses there will be and how many kids are walking and get a traffic study.

Maureen Stabak stated that since this is a duplex there will be double the 63 units.

Ken Ellsworth stated that he will get things straightened out with Dave and go over and figure out the Code and brings up that he needs to do renderings and show us what they look like and he is unsure if he will be coming to the January meeting; he will see where he gets with Dave.

Gary Silver stated to let Jasmine know a week before the meeting if he will be coming.

Dan Pollan stated he cannot do 93 homes or even 63 homes at one time.

Ken Ellsworth stated he is not sure but phasing could be a possibility, but how many units would be okay.

Dan Pollan stated he could do 5-10 units a month.

Ken Ellsworth stated that this is a two-way road with two ten-foot lanes and two two-foot shoulders.

Dan Pollan stated that the fire access road is 25 feet for a one-way. He will double-check the fire access road and fire code before anything is done with the road.

Steven Green stated there is a front yard all over the plans and there are rear yards, not really side yards.

Maureen Stabak asked what the building was across from and stated that the parking lot will be right up against the building.

Gary Silver stated to talk to Dave, Lynn, Ken, and Mark, then we will start moving from there.

UPCOMING MEETINGS:

The next Regular Planning Board Meeting will be on January 1/13/22, at 6:00 P.M.

There are no Public Hearings scheduled for January 1/13/2022

ON A MOTION BY MAUREEN STABAK, SECONDED BY MAUREEN CRESCITELLI AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 6:50 P.M.

Respectfully Submitted,

Jasmine Bullaro,

Village of Liberty Planning Board Clerk