**Village Of Liberty**

**Planning Board Meeting**

**Thursday, April 8 , 2021**, **7:00 P.M. Board Meeting**

**Present: Also Present: Absent:**

**Steven Green, Chairman Gary Silver, Attorney**

**Ernest Feasel Daniel Pollan, Code Enforcement Officer**

**Maureen Stabak Jasmine Bullaro, Clerk**

**Maureen Crescitelli Joan Stoddard, Board Liaison Troy Johnstone Jared Swift, PepsiCo**

**Jesse Shultis, Contractor**

**Peter Sirello, Architect**

**Shawn Klein, Chick-E-Ribs**

**Jim Ward, Contractor**

**John Furst, Camp Ahavas Israel**

Chairman Green opens the meeting at 7:00 P.M. and leads everyone in the Pledge of Allegiance.

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

**Ideal Snacks - Tax Map # 113-2-5,113-2-3,113-3-5.1**

Peter Sirello, the plan is to pave the existing trailer lot and expand into the adjoining lot where there was an existing house. New parking lot will have 79 parking spaces for 79 trailers 113-3-5.1, main goal is to get all of the trailers that are scattered in the village to one centralized lot. Phase 2 is already paved directly behind the building last fall, things in the zoning code that need to be addressed phase 3 would like trucks to cross over rose lane around the building to the loading docks route 52 front of the building.

Dan comments in the existing fence in the back of the parking lot. There is a gate and they are going to keep the trucks in their parking lot the whole time.

Gary mentions if you are intending to do in the future it has to be in the EAF Form and the board has to address it now, owner is rolling frito lay, that is who the deed is in that is the applicant and they need to sign an owner's authorization from frito lay and a handful of things needed to be corrected in application, not an R1 zone. The application is a authorized person of rolling frito lay, someone authorized needs to sign both Owners Authorization and Application

Jared Swift comments it would be a senior director.

Gary says in EAF you have numbers that don't make sense. The parcel is only 1.08 acres the total site acreage of the site of proposed action cannot add up to 4.22 acres.

Steven Green comments it is a dirt lot so if their paving so under DEC regulations it is over an acre of disturbance.

Gary says they need to add parcel to application, separate parcel.

Peter adds he has 2.92 acres if he adds the residential lot at 1.1 acres they are at 3.93 acres

Gary states the title owner needs to sign which is still Ideal Snacks. Application should be correct so it can be approved. 13B is correct but you need to fix 17B you need a description. To talk about zoning, it is not a principle use in a c zone or in any zoning it can be an acceptable accessory use if you want to make the 1.08 acres as a parking lot accessory use, transfer titles and converge into one parcel and then it is an accessory use.

Peter confirms there are two parcels: take them and the parcel with the plant and make them one.

Steve mentions the landscaping and drainage there is none, going to be over an acre, less than a year, may have to have surveyor check acreage. There are no trees anymore, it is wide open, we need to put something back to clean it up. Not sure about continuous parking after 15 vehicles you need a break

Gary reads 87-16D1 no more than 12 parking spaces shall be allowed in continuous row uninterrupted by landscaping; this requirement may be waived at the discretion of the planning board to achieve superior design.

Dan comments on the direction of travel.

Peter says all trailers would enter, cross Rose Lane to the front of the building to the loading dock.

You need to check and report back to the Planning Board whether any portion of the project is within the 100 year flood plain. You indicated “no” in item 16 of the Short Form Environmental Assessment Form, but one of the Planning Board members who is an attorney (Troy Johnstone) remarked at the meeting that he recalled that he had a client who would not purchase one of the subject parcels because it was in the 100 year flood plain. If you determine that any portion of the parcels is in the 100 year flood plain, item 16 of the Short Form Environmental Assessment Form will need to be changed to “yes”;

Water sewer in Rose Lane has a 6 inch water main and 8 inch sewer.

Plans need to go to an engineer.

**Camp Ahavas Israel Tax Map # 124-1-6.1**

Gary opens with the response from county 239-M review, it is a local determination.

John Furst, there is a stormwater detention pond on site. Goes into the same pond from a previously approved plan.

Gary confirms there was a response from Dave Ohman.

John Furst addresses the mistake in the floor plans, there were only going to be 23 bunks which was going to be a reduction, the number of bunks staying the same to 36 bunks which is consistent with the previously approved plans. The camp is working with the town on the water issue still.

Gary confirms as- built that two bunks previously approved they were built slightly off confirm where they are and also the number of bunks.

John Furst says there were 8 of the approved bunkhouses from back in 2014 only 2 were built so out of the remaining 6 they would like to build one. Building 52 will be the bunkhouse and building 53 will be the classroom.

Number 51 and 56 on the plans are the as-built that are moving location.

John Furts clarifies the concrete wash pit is for the cement trucks to clean off at the end of the day and is only temporary, add note onto plan.

Gary approves 51 and 56 are the as-built moving location, to convert 53 to a classroom to build on 52 previously approved. Bunkhouse contains 4 beds instead of 2 add notes about the concrete wash pad.

**ON A MOTION MADE BY ERNEST FEASEL, SECONDED BY TROY JOHNSTONE, AND UNANIMOUSLY CARRIED THE BOARD APPROVED THE PLANS.**

**Chick-E-Ribs Tax Map # 129-1-2.2**

**ON A MOTION MADE BY MAUREEN STABAK, SECONDED BY MAUREEN CRESITELLI, AND UNANIMOUSLY CARRIED THE BOARD DECLARES THEMSELVES LEAD AGENCY.**

Shawn comments there are tables and seating under 25 as per the health department, and most of the customers are to go but may sit at tables while waiting for food.

Maureen and Steve have concerns about the size of parking spaces/ the parking lot.

Jim Ward comments the parking spaces are wide enough and they are 10x20 parking spaces.

Gary Silver confirms the sizing of the spaces.

Steve asks Shawns business hours, Thursday through Sunday 11 A.M. to 9 P.M. but they are usually sold out by 9 Shawn replies.

Shawn comments he will be open from May until October and can change the closing time to 8 P.M. and there is a street light when it gets dark and he has string lighting that gives off more light.

Shawn has an agreement with the dentist as well as the church to use their bathroom, we should get a letter from them stating the approval of using their restroom.

Gary comments you need an enter and exit sign that is visible.

Shawn comments Albert still owns it and he is in the process of buying it.

Dan mentions he needs to get paper notarized.

Gary comments on scheduling a public hearing and his plans need to go to the county for local determination.

**UPCOMING MEETINGS:**

**The next Regular Planning Board Meeting will be May 13, 2021, at 7:00 P.M.**

**Public Hearing for Chick E Ribs May 13, 2021 at 7:00 P.M.**

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

Respectfully Submitted,

Jasmine Bullaro,

Village of Liberty Planning Board Clerk