

**VILLAGE OF LIBERTY  
PLANNING BOARD  
MINUTES**

**THURSDAY, DECEMBER 21, 2023, AT 6:00 PM**

**BOARD MEMBER PRESENT:**

- Steve Green- Chairman
- Gary Silver- Village Attorney
- Maureen Crescitelli- Member
- Stacy Feasel- Member
- Cassandra Johnstone – Member

Marisol Torrens- Village Code Enforcement Officer

Jasmine Bullaro- Planning & Building Department Secretary

Board Members Absent: None

**Gary Silver:** Steve is detained in traffic and will arrive late. Let's continue with the Pledge of Allegiance.

**Gary Silver:** Alyssa Thalman, please come forward and tell us about your application.

**Applicant Alyssa Thalman: proposed Daycare at 5518 State Route 55, Liberty NY 12754. SBL 117-2-1**

**Alyssa Thalman:** we are in the process of leasing 5518 State Route 52 which it's the former Isseks eye doctor building. My sister and I would like to renovate the building and open a daycare. Due to the lack of daycare, it would be a convenience to the community. We have been in contact with the NY State Child Care Council and contractor. They have been through the building numerous times.

**Gary Silver:** Do you have any plans for the exterior of the building?

**Alyssa Thalman:** The only thing that will be done at the exterior of the building will be to designate an area for a playground for the kids and will be fenced in. The other thing that will be done is the removal of an old undergrown oil tank that will be removed and permits will be submitted to the building department when the time comes.

**Marisol Torrens:** In regards to the fence, please make sure it's included in the site plans drawings and the required setbacks are met as well. If for any reason setbacks are not met, an area variance will need to be required at the Zoning Board.

**Alyssa Thalman:** We are only fencing for a total of 18 children. The NY State Child Council required a 75 square foot per child. The proposed will be a 24' x 60' chain-link fence. There are two (2) pine trees in the front. They will come down and the fence will go in that vicinity.

**Gary Silver:** Any proposed lighting, signs, landscaping, and all measurements from the road to the end and from the fence to the building must be shown on the site plan to confirm that they will meet the setbacks requirements and since everything will be on the property needs to be shown on the plans.

**Maureen Stabak:** When the kids come out of the building, they will go right into the fenced-in area.

**Alyssa Thalman:** Correct! The kids will walk right into the enclosed fence.

**Maureen Crescitelli:** How many kids the daycare will have?

**Alyssa Thalman:** The Child Care Council only allows 8 infants, 12 Toddlers, 18 preschoolers, and 5 employees in total.

**Gary Silver:** you will need ADA compliance parking signs that say handicapped parking, van accessible, and that any other vehicle will be towed.

**At 6:17 PM Steve Green, the chairman arrived.**

**Steven Green:** The lighting must be updated since it has to reach the limits of the parking lot for safety but not exceed the road. Landscaping around the curb has hardly any site distance. (Disturbance on audio)

**Alyssa Thalman:** The parking lot is on a hill. If I added shrubs around the top, wouldn't that act as a shield?

**Gary Silver:** The planning boards can waive certain requirements (such as landscaping) if they feel it's appropriate and will not affect the safety.

**THE BOARD VOTES TO SCHEDULE A PUBLIC HEARING FOR JANUARY 11,2024 AT 6:00 PM. ON A MOTION BY KASSANDRA JOHNSTONE, SECOND BY MAUREEN STABAK AND UNANIMOUSLY CARRIED. PUBLIC HEARING WILL BE SCHEDULE IF THE APPLICANT ADVISE THE PLANNING CLERK BY FRIDAY, DECEMBER 29,2023. APPLICANT SHOULD HAVE ALL THE BOARD COMMENTS REQUIREMENTS BEFORE JANUARY 11,2024, UPON THE PLANNING BOARD CLERK WILL ISSUE THE PUBLICATION OF THE REQUIRED NOTICE.**

**Applicant Joel Kohn:** Proposed the construction of an additional 14,408 square foot warehouse building to be used for plumbing supplies.

**Joel Kohn:** I'm representing Allure Product, an existing plumbing distributor based in the city. They have a warehouse here at 308 N Main St. for the last 6 years. They are proposing to add a 12,408-square-foot building which will be used as additional warehouse space to support the plumbing facility down in the city.

**Gary Silver:** You will have to amend your application to change the reference to construction of a 14,408-square-foot warehouse building to a 12,408-square-foot

building, also change the reference to constructing the building to support the existing plumbing supply business located in the city.

**Joel Kohn:** Yes, the application will be corrected to 12,408 square feet.

**Gary Silver:** There is no restriction on the Village Code that there cannot be more than one principal use on the parcel, as some other local municipal codes have. This is a commercial zone, so you have to abide by the Village Code Section 87-19 (General Commercial and Industrial Standards) and 87-21 (Lighting).

**Steven Green:** You have multiple buildings, how big are the other two (2) buildings? Also, will the proposed building block the other two (2) buildings and the fire access will not fit through. You have to contact the fire department and the Village Engineer to be sure they do not have changes in plans. The Village Engineer will need to advise as to the amount of an escrow to be provided to cover its review expenses.

**Joel Kohn:** The buildings are about 8,000 square feet and 19,000 square feet, and the new building will be uniform to the existing building. Also, 0.5 acres of land will be disturbed, and will need to grade.

**Steve Green:** On the site plan, you must show the turnaround area for the tractor-trailers and landscaping details must be shown. Also, the drivers cannot back into the lot from the highway.

**THE BOARD VOTE TO ADJOURN THE MEETING, ON A MOTION BY KASSANDRA JOHNSTONE, SECOND BY MAUREEN CRESCITELLI, AND UNANIMOUSLY CARRIED, THE MEETING ITS ADJOURNED AT 7:00 PM.**