**VILLAGE OF LIBERTY REGULAR PLANNING BOARD MEETING**

S**EPTEMBER 12, 2019 7:00 P.M.**

**PRESENT: ABSENT:**

Steve Green, Chairman Maureen Crescitelli

Maureen Stabak Ernie Feasel

Troy Johnstone

**ALSO PRESENT:**

Gary Silver, Village Attorney

Pam Winters, Code Enforcement Officer

Mr. & Mrs. Donald Harripersal

Chairman Green calls the meeting to order at 7:26 p.m. and leads everyone in the pledge of allegiance.

**ON A MOTION BY MAUREEN, SECONDED BY TROY AND UNANIMOUSLY CARRIED, THE MINUTES OF THE AUGUST 8, 2019 MEETING ARE APPROVED AS SUBMITTED.**

**CONTINUED BUSINESS:**

**# 09 2019 DONALD HARRIPERSAL**

**SPECIAL USE & STIE PLAN APPROVAL**

**471 NORTH MAIN STREET**

Mr. Harripersal has retained the services of Keystone Associates Engineers and they’ve submitted a site plan for review tonight. A copy of the site plan was e-mailed to each member and the attorney three prior to tonight’s meeting. To refresh everyone’s memory, this is the former Gozza Graphics location.

The site plan has changed a little and Mr. Harripersal explains the changes to the members.

The first floor will have the kitchen, bathroom and food pick-up location all on the right side of the building. The left side of the building, which has the overhead garage door, will be used for storage of supplies and for deliveries. There are five (5) parking spaces identified in front of the building.

The second floor will be a 1,127 square foot banquet hall. There are seventeen (17) parking spaces behind the building for this use. The retail area has been eliminated.

The engineer has identified that, based upon these uses, twenty-five (25) parking spaces are required.

After reviewing the site plan, the following items need to be added to the site plan and submitted to Pam before the October 10, 2019 public hearing:

1. Sideline separations need to be shown;
2. Notations identifying that the grease trap will be located inside the structure (or, if outside, showing the location and indicating that it must be no less than 1,000 gallons in size);
3. An engineered design of the retaining wall must be added showing drainage out the back;
4. Exterior lighting location and details thereof;
5. Location and type of landscaping to be installed;
6. Location of all signs and details thereof;
7. Notation that deliveries will be made to the front garage door;
8. Notation that the shed will be removed.
9. Drainage/grading plan isn’t included in the site plan and must be;
10. Location of the dumpster/recycling are with enclosure onto a concrete pad needs to be identified.

Chairman Green also points out that Section 87-16G of the Village Code says that parking has to be twenty feet (20’) from the road. Otherwise, a variance is required. It appears that this change can be achieved but the Board directs the applicant to speak with his engineers to be sure of this. Mr. Harripersal should advise Pam before October 30th if this is going to be a problem.

Pam is directed to send a copy of the site plan to the Liberty Fire Department for review and comment.

A public hearing will be scheduled for Thursday, October 10, 2019 at 7:00 p.m., unless Mr. Harripersal notifies Pam on or prior to September 30, 2019 that he will not be ready to proceed on October 10, 2019. Pam will make arrangements for the legal notice and certified mailings and bill the applicant accordingly.

**ON A MOTION BY TROY, SECONDED BY MAUREEN S AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 7:50 P.M.**

Respectfully submitted,

Pam Winters, Clerk Approved: October , 2019