

Village of Liberty
Planning Board Minutes

Thursday, March 13, 2025, 6:00 P.M.

Planning Board Members Present: Steven Green, Chairman, Stacy Feasel, Member, Maureen Crescitelli, Member, Dara Smith, Member.

Also Present: Marisol Torrens, Code Enforcement Officer, Denise Corbett, Planning Board Secretary, Caren LoBruto and Isaac Indig.

Absent: Maureen Stabak, Gary Silver, Village of Liberty Attorney

Motion to approve planning board minutes from January 9, 2025 made by Stacy Feasel. Seconded by Maureen Crescitelli. Motion carried unanimously.

OLD BUSINESS:

1. **NYSEG – SBL# 114-2-27** – Requests site plan and special use permit for a power equipment laydown area to store transformers, switchgear, two storage containers. The area will be fenced with a 6 foot fence and will be lighted. Address: 45 Wierk Avenue. Zone: Commercial.

Caren LoBruto, I sent the survey to you and we also got the lot consolidation by the county as requested. When I was here last there was discussion about a vegetative buffer or a fence. My client feels very strongly about the fence with the barbed wire because there are issues with theft. We prefer the option of the fence but you tell me. I believe you decided on a 7 foot wood stockade fence.

Denise Corbett, does the 7 foot fence include the barbed wire? So it is 7 feet in total height?

Steve Green, yes 7 feet total.

Caren LoBruto, they want to leave the chain link fence that is there and we will add the stockade fence.

Steven Green, did they stake the corners?

Caren LoBruto, yes

Steve Green, so if everyone is okay with this we would move on the part two of the EAF.

Dara Smith, Gary had remarks about the lighting. Is all of this on the survey?

Steve Green, I looked through it and it looked like it was all there.

Dara Smith, okay.

Caren LoBruto, the fence is not on the site plan yet.

Steve Green, so that would need to be added. There was also a question about the lighting. Did you correct the lighting?

Caren LoBruto, I believe we corrected the lighting with our last appearance here. What are we talking about though?

Steve Green, when we went out to the site, the lights were off. Are the lights staying on through the night?

Caren LoBruto, we are replacing the existing light poles with a single pole that is down lit. We submitted the photometric analysis and the lighting is shown on the site plan.

Dara Smith, so the only thing that is not on the site plan yet is the fence?

Caren LoBruto, yes.

Steve Green, so we can move forward. I just cannot sign the site plan until the corrections are made.

Steve Green, read all the questions of part two of the EAF and the board answers "no" to all questions.

Stacy Feasel made a motion for negative declaration. Seconded by Maureen Crescitelli. Motion carried unanimously.

MAURREN CRESCITELLI MADE A MOTION TO APPROVE THE APPLICATION WITH CONDITIONS THAT THERE BE A 7 FOOT STOCKADE FENCE INSTALLED, LIGHTING IS DOWN LIT AND A NEW SITE PLAN IS PROVIDED FOR SIGNATURE. SECONDED BY STACY FEASEL. MOTION CARRIED UNANIMOUSLY.

Marisol Torrens, just make sure that you bring the new site plan to my office so we can get it signed.

Caren LoBruto, okay. Thank you.

2. **LE DEVELOPERS LLC – SBL# 115-1-9** – Requests special use permit to change the use from a warehouse to a retail showroom for appliances. All storage and delivery of appliances will be from another location. Zone: C. Location: 100 Mill St.

Steve Green, so we sent them to the Zoning Board and they got approval for the variance for the parking spaces.

Marisol Torrens, yes so we need to just schedule a public hearing for next month.

Denise Corbett, the next meeting is April 10, 2025.

Dara Smith makes a motion to schedule a public hearing on April 10, 2025. Seconded by Maureen Crescitelli. Motion carried unanimously.

Dara Smith, Gary had a note about sending this to the county for 239 Review.

Denise Corbett, I did it already. It has been sent.

NEW BUSINESS:

1. VASHTI'S CARRIBBEAN KITCHEN- SBL# 104-11-1 – Requests site plan and special use permit to open a take-out restaurant. Zone: C. Location: 329 N. Main Street.

Ryan Harripersaud for Vashti's Carribbean Kitchen. We would like to turn the old garage into a restaurant. We got approved before at another location but we couldn't do it there so we would like to put it here.

Marisol Torrens, where is the plan?

Denise Corbett, I emailed everyone the previous one but she just brought me in a revised plan because I had called her about putting handicap parking spaces on it.

Marisol Torrens, is this kitchen done already?

Ryan Harripersaud, no

Marisol Torrens, you need to have a permit for closing that garage door in and whatever other work you did. We can take care of that, but you do need a permit.

Ryan Harripersaud, okay.

Dara Smith, is this a service window?

Ryan Harripersaud, yes

Dara Smith, I see a waiting area also. So you can go inside also?

Ryan Harripersaud, yes.

Marisol Torrens, it is like Panda Parlor.

Steve Green, I don't think this parking is going to work. The question is how many square feet is it and how many parking spaces are required?

Denise Corbett, as a restaurant the requirement would be 1 space for every 50 feet but this is just for take out so we used the requirement for a commercial space which is one space for every 250 square feet and the building is 720 square feet so you would need 3 spaces.

Steve Green, there is parking available on the opposite side

Marisol Torrens, but there are only 3 spaces required.

Ryan Harripersaud, there is a lot of street parking there plus we own the property behind it also.

Marisol Torrens, I don't see any issue with that.

Steve Green, what about lighting?

Marisol Torrens, this is the only thing I was provided.

Stacy Feasel, there are a couple of poles in the front.

Ryan Harripersaud, it is pretty well lit with the existing lighting but we plan on putting lighting on the building.

Steve Green, for a commercial space, we are back to landscaping.

Marisol Torrens, he has planter boxes here.

Steve Green, as long as you guys are okay with that.

Stacy Feasel, it actually looks better than it was. Who is the cook?

Ryan Harripersaud, my mom and myself. It is Trinidadian food.

Marisol Torrens, this is a simple application really. Just take those two parking spots off the map.

Denise Corbett, which spots?

Stacy Feasel, spots 3 and 4

Steve Green, so we can schedule them for a public hearing on April 10, 2025.

Motion to schedule a public hearing on April 10, 2025 made by Dara Smith. Seconded by Stacy Feasel. Motion carried unanimously.

Denise Corbett, call me tomorrow and I will explain the next steps with the legal notices.

Ryan Harripersaud, okay. Thank you.

Motion to close the meeting was made by Dara Smith. Second by Stacy Feasel. Motion carried unanimously.

Meeting was adjourned at 6:25 p.m.