

**Village Of Liberty  
Planning Board  
Minutes:  
Thursday, January 11th, 2024, 6:00 P.M.**

**Planning Board Members Present:** Member Maureen Stabak, Member Stacy Feasel, Member Kassondra Johnstone, Jasmine Bullaro, Planning Board Clerk/ Building Dept Secretary

**Also Present:** Village of Liberty Attorney Gary Silver, Marisol Torrens, Code Enforcement Officer

**Absent:** Chairman Steven Green, Member Maureen Crescitelli,

Stacy Feasel, Acting Chairman, opens the meeting at 6:00 P.M. and leads everyone in the Pledge of Allegiance.

**Gary Silver:** Entertain a motion to approve the August 10th minutes.

**THE BOARD APPROVES THE AUGUST 10TH, 2023 MINUTES ON A MOTION KASSONDRA JOHNSTONE SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED.**

**Applicant: Joel Kohn Project: Proposed 12,408 Plumbing Warehouse at 308 North Main SBL104.-2-14**

**Gary Silver:** Please explain what is different on the new plans.

**Joel Kohn:** Proposed 12,408 Square Feet Warehouse for plumbing supplies. Last meeting the board had asked about the sprinkler system, we are not bringing in any water therefore that takes care of that question.

**Gary Silver:** We need that to be confirmed by our engineer. That is one of the problems. There is some confusion between the engineer and us. That is something outside of our expertise. I forwarded it to the engineer. Hopefully, he will be able to advise us.

**Joel Kohn:** Typically, that is a code enforcement thing.

**Marisol Torrens:** It is determined by the code enforcer and the code if the warehouse will need sprinklers.

**Joel Kohn:** By the way, a certified code enforcement official. We will not need sprinkler for the building but we can confirm with the engineer that's not an issue.

**Gary Silver:** Marisol, unless you are comfortable making the decision. Are you?

**Marisol Torrens:** I have to see; it depends on the classification of the building if it is a S1 storage or S2 storage and the size of the buildings. The code has a table, and it tells you whether the proposed size of the building will need a sprinkler system or not.

**Gary Silver:** If you are comfortable doing that, we do not need the village engineer

**Marisol Torrens:** No, we do not need the engineer, it just depends on the classification if it is going to be an S1 or S2.

**Joel Kohn:** If it is S1 it can go up to 12,000 square feet fire area so they can technically have 20,000 sq ft but they have to have separate fire areas not more than 12,000 sq ft and it won't require sprinkler system. S2, they won't require even if they are 20-30 thousand sq ft of course there are other limitations for the size and height of the building. Sprinkler systems are sometimes a design flexibility, so when you have a sprinkler system you have other things that can be less or more.

**Gary Silver:** If you are correct and Marisol Confirms that, it won't be an issue.

**Marisol Torrens:** I confirm what the applicant is citing.

**Joel Kohn:** Thank you. A detailed landscaping plan has been shown. There is a retaining wall design, handicap accessibility, and fence detail. The lighting detail is on their downward facing hooded lights. There is EMS access for fire trucks to get to the back of the building.

**Gary Silver:** We do need Dave Burke to review everything to make sure there is nothing else that we are missing. No action will be taken tonight due to the request of Dave Burke wanting to see the plans first.

**Marisol Torrens:** The part that Dave is going to review is water, and what else?

**Gary Silver:** I am not sure I know water is one of the issues, obviously if there is no sprinkler system requirement and no water being connected, then the water should be a moot issue.

**Joel Kohn:** Can we get a public hearing scheduled?

**Marisol Torrens:** The 239 review was supposed to be sent but Jasmine unfortunately thought that the plan design was changed, so she was waiting for new ones to clarify for the record.

**Gary Silver:** Entertain a motion to declare yourselves a lead agency.

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

**Gary Silver:** Entertain a motion to schedule a public hearing for February 8th at 6 PM.

**THE BOARD VOTES TO SCHEDULE A PUBLIC HEARING FOR FEBRUARY 8TH, 2024 AT 6:00 P.M ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED.**

**Applicant: Eliel Garcia Project: Proposed Restaurant/ Grocery store at 117 South Main SBL112.-7-21**

**Gary Silver:** Before we start there are a bunch of things in the EAF form that need to be filled out.

**Marisol Torrens:** For the future we have recordings, and Jasmine is doing minutes when the applicant comes they state their name and what they are requesting

**Maria Roberts:** Thank you for seeing us tonight.

**Eliel Garcia:** I am the renter of the business.

**Maria Roberts:** This was already an existing business.

**Marisol Torrens:** This is the old McCabes bar.

**Maria Roberts:** We would like to sell food no liquor, have dining tables so people can sit and eat and also do a little shopping. If this is successful, we are planning to hire people from within the community. Hoping you guys consider this, we are looking forward to starting fresh and starting a new business.

**Marisol Torrens:** According to when I spoke to the new owner of the bar, no construction will be done, the things that are already there like the meat part and the kitchen are already existing from the bar. The only difference will be the aisle for the supermarket. Kitchen area is the most

**Maureen Stabak:** How come if they are not changing anything why do they have to come here?

**Marisol Torrens:** They are changing the use to a supermarket.

**Gary Silver:** Are you going to be preparing food as well?

**Eliel Garcia:** Yes I have talked to the department of agriculture they have a 50 percent rule, they will cover the store side.

**Gary Silver:** So it is not the department of health?

**Marisol Torrens:** Before you open the department of health has to inspect the kitchen. I have to do fire safety inspection as well.

**Gary Silver:** There was items that need to be filled out and the application needs to be signed.

**Maria Roberts:** Do you have questions or concerns?

**Kassondra Johnstone:** Will there be a sign?

**Eliel Garcia:** We will have a temporary sign in the front of the store.

**Gary Silver:** We will need to see the size of the sign, where it will be and what the sign will say.

**Gary Silver:** Entertain a motion to declare yourselves a lead agency.

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

**Gary Silver:** Entertain a motion to schedule a public hearing for February 8th at 6:10 PM.

**THE BOARD VOTES TO SCHEDULE A PUBLIC HEARING FOR FEBRUARY 8TH, 2024 AT 6:10 P.M ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY MAUREEN STABAK AND UNANIMOUSLY CARRIED.**

**Gary Silver:** Entertain a motion to adjourn the meeting.

**THE MEETING IS ADJOURNED AT 7:00 P.M ON A MOTION BY KASSONDRA JOHNSTONE, SECONDED BY MAUREEN CRESCITELLI, AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 7:00 P.M.**