

**Village Of Liberty  
Zoning Board Meeting**

**Thursday, March 2nd, 6:00 P.M. Zoning Board Meeting**

**Present:**

**Dominic Fontana  
Charles Tyler  
Robert Nussbaum  
Matthew Stoddard**

**Also Present:**

**Gary Silver, Attorney  
Jasmine Bullaro, Clerk  
Daniel Pollan, Code Enforcement Officer  
Scott Kitchner, Stewart's Engineer**

**Absent:**

**Kyle Goldstein**

Dominic Fontana, the Chairman, opens the meeting at 6:00 P.M. and leads everyone in the Pledge of Allegiance.

**ON A MOTION BY CHARLES TYLER, SECONDED BY MATTHEW STODDARD, AND UNANIMOUSLY CARRIED, THE BOARD APPROVES THE FEBRUARY 2ND MINUTES.**

**Stewart's Shops Corp Tax Map #115-2-1**

Scott Kitchner, Stewart's engineer, explains he brought new plans with the updated sign. He reduced the sign to 30 sq. ft. I still exceed 16 sq. ft.. so a variance is still needed, and we will go from 16 in. letters to 12 in. letters.

Scott Kitchner stated the contours go straight across the site.

Gary Silver stated that the Code requires 2 ft for BFE and you will have to go to the State to get a waiver to have it less than 1 ft. Gary Silver advised that he spoke to Robert Chiappisi, the Village's engineer, this afternoon and he does not have enough information to make sure it satisfies the Code's requirements. More information is still needed.

Scott Kitchner stated he outlined a product called Flash Wall from Aqua Fence. The pressure of the water creates a tight seal, and there is a maintenance program provided and inspections.

Scott Kitchner stated they would need the variances for the gas canopy because it is a classified accessory structure. In this zoning district, the canopy may not be at the side

or front.

Gary Silver stated we cannot get approval for the applicant's proposal from Robert Chiappisi, since Robert needs additional information.

Scott Kitchner stated that if this is going to prevent setting a public hearing tonight he would like to withdraw the base flood elevation variance and find something that can work at the planning board. He believes he can redesign the plan to comply with the Code's BFE requirements.

Dominic Fontana stated he understands the applicant has no flood insurance because they are self-insured. Scott Kitchner confirmed.

Dan Pollan stated that the only thing he was concerned about was the buoyancy of the tanks and how they are tied down. Since they are self-insured, they do not have to worry about flood insurance.

Scott Kitchner stated the tanks are anchored down and have straps over the tank and that they are double-wall fiberglass tanks and we can measure the brine level to keep track of the levels.

Gary Silver stated if the applicant believes it can satisfy the 2 ft BFE requirement before the Planning Board it can withdraw the requested variance for the base flood elevation.

Scott Kitchner withdraws the requested variance for BFE.

**ON A MOTION BY CHARLES TYLER, SECONDED BY ROBERT NUSSBAUM, AND UNANIMOUSLY CARRIED, THE BOARD SCHEDULES THE NEXT ZONING BOARD MEETING FOR MARCH 16th AT 6:00 P.M.**

**ON A MOTION BY ROBERT NUSSBAUM, SECONDED BY MATTHEW STODDARD, AND UNANIMOUSLY CARRIED, THE BOARD SCHEDULES A PUBLIC HEARING FOR MARCH 16TH AT 6:00 P.M.**

**ON A MOTION BY ROBERT NUSSBAUM, SECONDED BY CHARLES TYLER, AND UNANIMOUSLY CARRIED, THE MEETING IS ADJOURNED AT 6:30 P.M.**