

Zoning Board Minutes
Village of Liberty
Thursday, February 27, 2025, 6:00 p.m.

Zoning Board Members Present: Domenic Fontana, Matt Stoddard and Robert Nussbaum.

Also Present: Gary Silver, Village of Liberty Attorney, Marisol Torrens, Code Enforcement Officer, Denise Corbett, Zoning Board secretary and Isaac Indig.

PUBLIC HEARING:

1. LE DEVELOPERS LLC – SBL# 115-1-9

Matt Stoddard made a motion to open the public hearing at 6:03 pm. Robert Nussbaum seconded the motion. Motion carried unanimously.

No public comments.

Matt Stoddard made a motion to close the public hearing at 6:08 pm. Robert Nussbaum seconded the motion. Motion carried unanimously.

NEW BUSINESS:

2. LE DEVELOPERS LLC – SBL# 115-1-9 – Requests an area variance to reduce the required number of parking spaces to 16 spaces for the use of the building as a retail showroom. Zone: C. Location: 100 Mill St.

Gary Silver stated that we received the 239 response from the county and it is local determination. The state DOT did have some comments and we can add them as conditions of approval if you wish to approve the application.

Isaac Indig asked if he can see the comments from the state DOT. Gary Silver gave Isaac a copy.

Gary Silver asked the board the EAF questions. The board responded “no” to all questions. Gary recommended the board make a motion for negative declaration.

Matt Stoddard made a motion for negative declaration. Robert Nussbaum seconded. Motion carried unanimously.

Gary Silver stated that the conditions of approval should be as follows:

- **Customers will be on site by appointment only**
- **The building will be a showroom only, not a warehouse. No deliveries will be shipped from this location.**
- **The applicant will be required to delineate the front parking area using NYSDOT approved measures. This will require the applicant to obtain a Highway Work Permit from NYSDOT prior to commencement of any work.**
- **Nothing may be placed within the state right-of-way, including signage or parking spaces. No deliveries to the site may be conducted within the state right-of-way.**
- **The applicant will be required to provide a survey of the highway boundary.**
- **The front door should not be used for customer access to the building due to its proximity to the roadway.**

Matt Stoddard made a motion to approve the application with the conditions listed. Robert Nussbaum seconded the motion. Motion carried unanimously.

Denise Corbett stated that the applicant should be ready to attend the next planning board meeting on March 13, 2025.

Isaac Indig stated that he will not be able to attend that meeting as it falls on Purim.

Gary Silver stated that he would email the planning board and recommend that they schedule a public hearing for April 10, 2025 and that it should be okay if the applicant cannot attend the March 13th meeting. Gary stated that he would reach out to the applicant if the planning board has any issues that need to be addressed this way we can deal with that prior to the March 13th meeting.

Matt Stoddard made a motion to adjourn the meeting. Seconded by Robert Nussbaum. Motion carried unanimously. Meeting adjourned at 6:15 pm.