

Village of Liberty
Planning Board Minutes

Thursday, September 12, 2024, 6:00 P.M.

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

Also Present: Gary Silver, Village of Liberty Attorney, Marisol Torrens, Code Enforcement Officer, Denise Corbett, Planning Board secretary, Heather Jacksy and Gabriela Nolan.

Absent: None

Approval of planning board minutes from August 8, 2024.

Motion to approve minutes made by Maureen Stabak, seconded by Stacy Feasel. Motion carried unanimously with Steven Green abstaining.

PUBLIC HEARING:

1. The Lebovits (Ahava) – SBL# 114-1-1.1

Gary Silver stated that the ramp would be for emergency egress only, no access to the public. Gary also stated that the pharmacy would be in house only, no public coming and going. The other issue is the water separation and at the last meeting I asked them to give us a date that is within a reasonable amount of time. Her comment was that she would check with the engineer and get back to Marisol and that is in the minutes. That didn't happen.

Motion was made to open the public hearing by Maureen Stabak. Seconded by Maureen Crescitelli. Applicant was not present. Motion to keep the public hearing open was made by Maureen Stabak, seconded by Dara Smith. Motion carried unanimously. Public hearing was left open until the next meeting which is October 10, 2024.

NEW BUSINESS:

1. **The Lebovits (Ahava) - SBL# 114-1-1.1** – Requests to add a pharmacy on the second floor of an existing building. Address: 25 Carrier Street. Zone: Commercial.

Applicant was not present.

DISCUSSION:

1. Sullivan County Division of Planning – Discussion regarding 239-M

Heather Jacksy, Director of Planning at the County and Gabriela Nolan, Planner came in to discuss the 239-M process.

Heather Jacksy stated that they were here to introduce themselves and go over the 239-M letters that we receive. Heather stated that this is a process that the state put in place. She

stated that Denise Corbett is great about getting us the requests on time. Just let us know if you need something sooner than the 30 days that we are allowed. We know that there are times when you may need something sooner and we will try our best to accommodate that. We look at things from a county perspective and we know that you all know your community better than we do and we are not trying to override you, we are just trying to give you our professional answer. If you ever want help on a project or you have a question, we are here for you. We will often refer our questions to the NYS Department of State as they are a great resource. You can find all of these resources on our website. We look at things from a county level and we are starting the bicycle lanes. We just had our Emergency Development meeting. We are working on our water and sewer infrastructure right now so we are reaching out to your water and sewer people.

Gary Silver stated that it was a great endeavor. I know Delaware Engineering is involved. They are our engineers.

Heather Jacksy stated yes and they are fantastic. We are hoping that it will evolve into taking a look into our water resources here and seeing what we have and how we can best manage this resource. We are also hoping to do a county wide Comprehensive Plan. We also offer training. You guys are required to get 4 hours of training a year. It is up to the municipality as to what counts as training. Right now we have a training with Pace University. You can get your CLE credits free if you attend. We do have a brochure for that.

Gary Silver stated that Marisol has been working on getting the members training. He stated that all members have to take the trainings yearly.

Heather Jacksy stated that the Wetlands Laws are changing in January. Do you guys have any questions for us in regards to the process or in general, please feel free to ask. We are trying to bring in the Department of State for trainings so that you can get all 4 credit hours in one sitting. If there are any topics you wish to see in the trainings, please let us know.

Denise Corbett added that we recently did the Trail Assessment Walk through the Village as well. I really enjoyed that.

Gary Silver stated that as an attorney, whenever he has had to deal with the Planning Department it has been a great experience.

Heather Jacksy thanked everyone for their volunteer service to their community. If you ever think of something that is in your zoning laws that don't make sense, you can bring that to your board and address it and possibly change the law.

Gary Silver stated that we recently did that and it was changed relatively quickly.

Heather Jacksy stated that the Board does not see what you guys see. They see it when something goes up and then they ask.

Motion to close the meeting was made by Maureen Stabak. Second by Stacy Feasel. Motion carried unanimously.

Meeting was adjourned at 6:13 p.m.