

Marisol Torrens
NYS Certified Code Enforcement
Building Department
mtorrens@libertyvillageny.org



167 N. Main St.
Liberty NY 12754
845-292-2250 ext.117

VILLAGE OF LIBERTY PLANNING BOARD MEETING

December 11, 2025

In attendance: Steven Green, Chairman, Maureen Crescitelli, Member, Dara Williams, Member, Stacy Feasel, Member, Maureen Stabak, Member, Marisol Torrens, Code Enforcement, Gary Silver, Village of Liberty Attorney

Steve Green: So, first thing is, the minutes for the last meeting came in, but they just came in.
Marisol Torrens: Yeah, that's why I didn't put in the agenda.

Steve green: So, we have 67 Lake LLC, which is a two-family conversion to a three.

Mayor Lebowltz: Hi, my name is Mayor Lebowltz. I have a property at 67 Lake St., which is a two-family. I would like to combine it to a three-family.

Gary Silver: Where do people park on this property?

Mayor Lebowltz: There's plenty of parking for them. Yeah, four spaces here, four spaces here.

Steve Green: I think with these, we were doing a request and survey, and they had to prove where the parking goes. Because you've got three families, how many cars?

Mayor Lebowltz: Six.

Steve Green: Yeah, you need to get six cars on the property.

Marisol Torrens: It's a big driveway.

Garry Silver: I was just going to say, what's that building there?

Maureen Cresitelli: Like a garage?

Mayor Lebowltz: Yeah, garage.

Maureen Cresitelli: But this is considered the driveway?

Mayor Lebowltz: Yes.

Dara Williams: Does the garage belong to the property?

Mayor Lebowltz: Yes.

Maureen Stabak: And it's zoned to go to multi-family?

Gary Silver: There's no problem being a three-family zoned, correct? You wouldn't have given it to us if it was. What do you want or need, Steve? Anybody else on this board?

Steve Green: I believe he's going to need a survey. And he has to show proof that he can put the vehicles on the property.

Gary Silver: So, you need parking for how many vehicles?

Steve Green: Six, Marisol said.

Maureen Stabak: For each apartment?

Gary Silver: For at least six spaces. He says he can fit eight. If he can do eight, that's even better.

Steve Green: And then ask Lynn, you said, that dumpster?

Marisol Torrens: That's Lynn's department. We should ask him if he needs a dumpster? Probably, yeah.

Gary Silver: Can you just check with Lynn to see if Lynn needs a dumpster?

Marisol Torrens: So, now for the record, from now on, just that way, I could have everything before an applicant's comes in front of the board. Does the board it's going to require a survey for parking, if the application request parking?

Steve Green: We have to prove that it can be on here.

Marisol Torrens: Okay, that's what I'm asking. So, to be clear in the record a survey for parking space will be a requirement from now on, correct? that way everybody gets it before they get here.

Steve Green: We've done it on the last few to try to stay consistent. I guess it was some places that didn't have parking, and there was plenty of on-stream parking in my opinion, but in this

one, no. Also, now since they're parking outside, is there any outside lighting for the people who park there at night to be able to find their way in? Does it make sense, Marisol?

Marisol Torrens: That's up to you and the board if want some different lighting apart of the existing ones.

Steve Green: So, you just need to show the lighting on them.

Gary Silver: When he says a survey, he means a site plan.

Marisol Torrens: Well, a site plan or a survey, because survey, you know, is different than a site plan. Let's make sure. So, he's doing a survey?

Steve Green: It's different than a site plan.

Marisol Torrens: Yeah, but that's why I want to make sure it's clear, or it's going to be a survey or a site plan.

Garry Silver: When you do a survey, then you have to have a site plan, because with a site plan, you have to show... A survey is just going to show the boundaries.

Marisol Torrens: Exactly.

Steve Green: So, you have six cars.

Gary Silver: Then you need a site plan, showing where the parking spots are, and you have to show the lighting, because you have to make sure that... And their ability to turn around within the lot to get out, otherwise they're backing down the street, right? Correct.

Steve Green: Site plan.

Gary Silver: So, what you need is, like I said, first a survey to show where the boundaries are, then based upon that, that survey could create for you a site plan, and you'll show the parking spots.

Steve Green: What's the size that we need, minimum? Nine by 18?

Marisol Torrens: Yep.

Gary Silver: It has to be at least nine by 18 feet, and it has to show that they can see from looking at it that cars will be able to pull in and be able to get out without backing onto the road. And then Marisol's going to check to see if you need a dumpster for this property. To make sure, when you have cars parked, obviously if you had like six cars parked straight, is there enough room for however you're going to do it for cars to be able to turn around so they can pull straight out to traffic as opposed to having to back out to traffic?

Marisol Torrens: So basically, when you get your survey, he will go and measure your property and see what's the best way feasible to make parking spaces that when they're backing out, especially in that road, they don't back to the street.

Gary Silver: And then just showing the lighting on here, so they know there'll be sufficient lighting so when people get out at night, they can get into the building without...

Dara Williams: This is also New York State Route 55, is it not?

Gary Silver: Yes, it is. Lake Street is 55.

Steve Green: Yeah, but once it goes...

Marisol Torrens: If it goes to a public hearing, that's when we do the 239. It will be a 239, but... Right now, we can't do anything with it.

Gary Silver: Right.

Maureen Cresitalli: I just wrote down what he said to you on...

Mayor Lebowitz: Oh, thank you.

Maureen Cresitelli: Oh, sure. Just so you know what you have to get.

Marisol Torrens: Yeah, I gave him all... I made him a letter and I point out all the requirements.

Gary Silver: Okay. Do we have anything else? Any questions for him, anything else?

Marisol Torrens: Call me tomorrow and I will explain you in detail exactly.

Mayor Lebowitz: Thank you very much.

Gary Silver: Okay. Thank you.

Steve Green: All right, that's it. Any motion to adjourn?

Stacy Feasel: Motion to adjourn?

Dara Williams: I'll second

Steve Green: All in favor.

Motion Pass