

"Minutes are not official until approved by their respective board."

VILLAGE OF LIBERTY PLANNING BOARD MEETING

June 12th, 2025

In attendance: Steven Green, Chairman, Stacy Feasel, Member, Maureen Crescitelli, Member, Dara Smith, Member, Maureen Stabak, Member, Gary Silver, Village of Liberty Attorney

- Gary Silver called the meeting to order at 6:00PM.

PUBLIC HEARINGS:

1. **YOEL WEISS - SBL# 117-2-1 - Requests special use permit to open a professional office building with 9-10 offices to be leased out. Zone: C. Location: 5518 SR55.**

- Steven Green: Need a motion to open a public hearing for Yoel Weiss.
- MOTION
 - Dara Smith motions to open the public hearing for Yoel Weiss. Stacy Feasel seconds the motion.
 - All in favor. The motion passes.
- Steven Green: Do we have anybody from the audience who'd like to speak?
- Stephanie Callum: Yes.
- Marisol Torrens: We need to know your name for the record, please.
- Stephanie Callum: Name is Callum, Stephanie and Patricia. Harold is the landowner, and got a letter. I don't know if it's regarding this gentleman here.
- Gary Silver: Whenever somebody's applying for a special use permit or anything like that, there's a public hearing that they're required to give notice to everybody within 300 feet. That's why. It doesn't mean good, doesn't mean bad, just means you're entitled to know about it in case you want to find out more or come and speak your piece.
- Marisol Torrens: Yeah. What's going on in your neighborhood next to you.
- Gary Silver: Basically, he wants to put office spaces there.
- Stephanie Callum: We were just curious about the letter we received.

- Gary Silver: Yeah, sure. I was just letting you know that he's having the public hearing, and he's seeking to put between 9 and 10 offices in there to be leased out .
- Stephanie Callum: in just that lot?
- Gary Silver: In that building.
- Yoel Weiss: If the board doesn't mind, I should explain to the neighbor. So that building is the old ophthalmologist. Mm-hmm. It does have a bunch of rooms inside. I'm not planning to do any alterations or any changes in the building. It just has a bunch of rooms. I'm looking to occupy it with offices, take those existing rooms and have them leased out to offices.
- Stephanie Callum: Okay.
- Yoel Weiss: All professional offices we're looking at. Obviously it will be quieter in winter than it is in the summer, which is naturally so. But we do do all year round leases. So, for example, one company's a life insurance company out of Brooklyn. They would take five of the offices. They would put five people in, one person in each room. They would use it for professional office use. And in the winter they're not gonna be here all the time, but in the summer it will certainly be more busy than in the winter. But we're not proposing anything to do with the building. We're not adding anything to the building. We're not making it bigger. We're not making it smaller. We're just leaving the way it is and just having it used as offices. And it does have proper parking. We have plenty of parking, more than the required parking. So we have enough parking. Each room gets a dedicated parking spot, so there's never an issue.
- Stephanie Callum: That's what we wanted to know.
- Yoel Weiss: Any other questions, I'm happy to say.
- Steven Green: Can we get a motion to close the public hearing?
- MOTION
 - Stacy Feasel motions to close the public hearing for Yoel Weiss. Maureen Stabak seconds the motion.
 - All in favor. The motion passes.

OLD BUSINESS:

1. **YOEL WEISS - SBL# 117-2-1 - Requests special use permit to open a professional office building with 9-10 offices to be leased out. Zone: C. Location: 5518 SR55.**
 - Gary Silver: Now we're gonna go through part two. You all know the routine. If you believe that the potential impact is small or non-existent, you say no. If you believe the potential environmental impact is large or moderate, you say yes. Will the proposed action create a material conflict with an adopted land use plan, or zoning regulations?

- **All board members vote no.**
- Gary Silver: Will proposed action result in a change in the use, or intensity of use of land?
- **All board members vote no.**
- Gary Silver: Will proposed action impair the character or quality of the existing community?
- **All board members vote no.**
- Gary Silver: Next one deals with critical environmental areas. There are none. It has to be no. Will the proposed action result in an adverse change in the existing level of traffic, or affect existing infrastructure for mass transit, biking, or walkway?
- **All board members vote no.**
- Gary Silver: Will proposed action cause an increase in the use of energy, and fails to incorporate reasonably available energy conservation or renewable energy opportunities?
- **All board members vote no.**
- Gary Silver: Will proposed action impact existing public/private water supplies?
- All board members vote no.
- Gary Silver: Or public/private wastewater treatment utilities?
- **All board members vote no.**
- Gary Silver: Will proposed action impair the character quality of important historic, archeological, architectural, or aesthetic resources?
- **All board members vote no.**
- Gary Silver: Will proposed action result in adverse change in natural resources? For example, wetlands, water bodies, groundwater, air quality, flora and fauna?
- **All board members vote no.**
- Gary Silver: Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems?
- **All board members vote no.**
- Gary Silver: Will proposed action create a hazard to environmental resources or human health?
- **All board members vote no.**
- Gary Silver: Since you've answered no to every question, I would recommend you entertain a motion to issue a negative declaration.
- Steven Green: Can I get a motion for neg dec?
- MOTION
 - Dara Smith motions for negative declaration. Maureen Stabak seconds the motion.
 - All in favor. The motion passes.
- Gary Silver: I should mention, we did get the 239-m review, and it was local determination. No comments, not even anything from DOT. So if you want, you can entertain a motion to approve the application

- Steven Green: Can I get a motion to approve the Yoel Weiss project?
- MOTION
 - Maureen Stabak motions to approve the project. Dara Smith seconds the motion.
 - All in favor. The motion passes.

2. GEZINITE KINDER DAYCARE - SBL# 117-2-1 - Requests special use permit to open a daycare. Zone: C. Location: 6 N. Main Street.

- Gary Silver: Okay, so we're gonna start with Gezinite Kinder. We got the 239-m response, it's local determination. There were certain DOT requirements. I would recommend that if you approve this, that you just incorporate the May 6th, 2025 letter from the DOT as one of the conditions. Which is basically no pickup, discharge the passengers, all the things you said you're not gonna do. We already issued neg dec in my notes. So basically, if you want, you can entertain a motion to approve the application and as the conditions are set forth in the May 6th, 2025 letter from the DOT.
- Steven Green: Shall we ask any other questions? Anybody? Any other questions? Okay, a motion to approve Gezinite Kinder, with the DOT requirements?
- Gary Silver: Yes. The 5/6/25 letter as the conditions.
- Maureen Crescitelli: I'll set it.
- MOTION
 - Maureen Crescitelli motions to approve on the condition that the DOT recommendations from their 5/6/25 letter are followed. Dara Smith seconds the motion.
 - All in favor. The motion passes.

NEW BUSINESS:

1. 7 JEANE ST - SBL# 108-11-14 - Requests to turn a single-family home into a two-family home. Zone: R-2 Location: 7 Jeane Street.

- Mortdecai Loeffler: Hello.
- Marisol Torrens: Say your name for the record, please. Stand up please.
- Mortdecai Loeffler: Mortdecai Loeffler
- Marisol Torrens: Just tell her what you wanna do.
- Mortdecai Loeffler: So the plan is to take a single family- It's an R-2 zoning. Based on the research that I received, once there is enough parking, we could convert it to a two family. I bring a site plan showing there is enough space, enough parking. So I would like to see if the board will approve it.

- Gary Silver: We always have a public hearing, but we just need an accurate owner's authorization form. You send me a copy of the articles of organization. An owner's authorization just has to be signed by the entity. I'm just hyper technical.
- Mortdecai Loeffler: No problem. No problem.
- Gary Silver: Because theoretically, the individual assigned to authorization should have filled it out for the entity. I assume the only construction you're gonna be doing is inside the building? Nothing outside, correct? Nothing outside. So the footprint's not gonna change?
- Mortdecai Loeffler: No.
- Gary Silver: Okay. You want to entertain a motion to declare lead agency?
- Steven Green: Motion for lead agency?
- MOTION
 - Dara Smith motions to declare lead agency. Stacy Feasel seconds the motion.
 - All in favor. The motion passes.
- Steven Green: So the first thing I see is Grant signed this in '24. So did you go back to Grant Decker to get the map modified?
- Mortdecai Loeffler: They sent me the old map. They did not update the-
- Steven Green: Did you do this? You put the cars on Grant's map?
- Mortdecai Loeffler: Yes.
- Steven Green: Okay. Grant has to do that by law, so you're not allowed to modify a surveyor's map. So you have to go back to Grant to have him modify a map
- Mortdecai Loeffler: My thinking was the map just needs the illustration.
- Gary Silver: Well, you show the parking spaces also. What would it have to be? Was it nine and a half by- What's our dimensions? 9½x18, something like that. There's a standard, it's in our code. And he just has to basically put the lines and show the spots.
- Steven Green: Grants gotta do that.
- Dara Smith: Yeah. because it looks like there's a driveway entrance right here. How do the cars get there?
- Marisol Torrens: There's two, one is here and one is here. So you have two driveways.
- Dara Smith: Right. But I don't see where.
- Gary Silver: Right off of Jean Street. This is the entrance here?
- Dara Smith: But it doesn't show that.
- Steven Green: So it's gotta be updated.
- Gary Silver: Were entrances added since then? Or it's just not showing it? It's only been a year. Not even a year, it's October '24.
- Steven Green: Is the house being used as a multi-family?
- Dara Smith: Single family.
- Steven Green: So maybe they're just driving in and out.

- Gary Silver: If the company can enter from Jeane Street, and the parking's right in front... We don't have topography. I'm assuming it's not a drop off or anything. It's all flat.
- Marisol Torrens: I know this house because my friends used to live there years back. That's why I know it very well.
- Gary Silver: So we just need to have Grant show the actual parking spaces, and have them show the dimensions of the parking space, so we know it complies with the law. Or you can even just put in a legend, the parking spots or whatever. Just so we have that on there.
- Steven Green: Yes. He should have the dimensions of the parking space.
- Maureen Crescitelli: And so when, when we are looking at something like this, we don't care how they're gonna split it?
- Gary Silver: That's up to her. They have to satisfy her that everything applies with the code. We just approve that they can do it, as long as they get all the proper permits, et cetera, et cetera.
- Dara Smith: And multifamily or two family homes are permitted in this area.
- Steven Green: It's an R-2, so. Gary went back to the village board to have the code modified as well for R-1 and R-2. Because we had issues.
- Marisol Torrens: Oh, that was for the daycare.
- Gary Silver: This is an R-2 and an R-2. Two family dwellings or principal permitted use is the only reason he's here. Because it's a change of use. And the only thing is that the minimum lot area for two- This weird language. "Minimum lot area for two family dwelling shall be 135% of that for single family dwelling." Only problem is that we don't really- I mean the minimum lot area here-
- Steven Green: There's no acreage really.
- Gary Silver: 7,000 square feet, right? It's big. I did the math on that too.
- Dara Smith: Point 0.31 acre parcel.
- Gary Silver: I did the math. 43,000 acre, whatever. Multiply 0.31, found out what that is. Did the 7,000, multiply 1.35, and it's more.
- Steven Green: So, set a public hearing.
- Marisol Torrens: Public hearing. Do we gotta motion those?
- Gary Silver: And you have to give notice to all neighbors in 300 feet.
- Mortdecai Loeffler: Okay. So July 10.
- Gary Silver: July 10, 6:00 PM, this room.
- Mortdecai Loeffler: Thank you.
- Marisol Torrens: Should we motion for the public hearing?
- Gary Silver: Yeah, yeah.
- MOTION
 - Stacy Feasel motions to set a Public Hearing for 7 Jeane St on July 10th. Dara Smith seconds the motion.
 - All in favor. The motion passes.
- Steven Green: Motion to close the meeting?

- **MOTION**

- Dara Smith motions to close the meeting. Stacy Feasel seconds the motion.
- All in favor. The motion passes.