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 MINUTES

MAY 14, 2026

Members Present:

- Steven Green, Chairman
- Stacy Feasel, Member
- Dara Williams, Member
- Maureen Stabak, Member
- Daniel Ratner Jr., Member
- Marisol Torrens, Code Enforcement Officer
- Gary Silver, Village Attorney

Welcome and Approval of Prior Minutes

The Planning Board welcomed new member Daniel Ratner Jr.

A motion was made by Stacy Feasel, seconded by Maureen Stabak, to approve the minutes from the February and March 2026 meetings. All members voted in favor. Motion carried.

PUBLIC HEARINGS

1. The Lima Group

Tax Map No.: 108.-9-5
Property: 91 Chestnut Street
Zone: Commercial
Proposed Use: Conversion of a three-family home into thirteen (13) apartment units
Applicant/Speaker: Edison De Lima

Time: 6:00 PM

The applicant appeared before the Planning Board.

For the record, all required public hearing notices and mailings were sent.

A motion was made by Dara Williams, seconded by Stacy Feasel, to open the public hearing. All members voted in favor. Motion carried.

There were no comments from the public.

A motion was made by Dara Williams, seconded by Maureen Stabak, to close the public hearing at 6:10 PM. All members voted in favor. Motion carried.

Gary Silver explained the Environmental Assessment Form (EAF) to Daniel Ratner Jr. and reviewed the EAF with the Planning Board.

A motion was made by Dara Williams, seconded by Daniel Ratner Jr., to issue a Negative Declaration under SEQRA. All members voted in favor. Motion carried.

Gary Silver discussed with the Board the Sullivan County 239 Review recommendation, which recommended disapproval of the project based upon Village Code §87-30(C), including the requirement that each dwelling unit meet the applicable minimum floor area requirement of 800 square feet.

The Board discussed whether the requirement referred to total floor area or living space. Marisol Torrens clarified that, under the Village zoning regulations applicable to the Commercial Zone, the requirement is based upon floor area rather than living space.

Gary Silver explained that compliance with the applicable Village Code requirements must be verified by the Building Department before a building permit is issued and again before a Certificate of Occupancy is issued.

The Board also discussed the retaining wall issue. It was noted that the retaining wall matter had been addressed with the New York State Department of Transportation (DOT).

Gary Silver reviewed the applicable law concerning the 239 Review and explained that the municipal body having jurisdiction may act contrary to a recommendation of the Sullivan County Division of Planning, Community Development & Environmental Management, provided that the statutory voting requirements are met. The Board was advised that a minimum of four affirmative votes would be required to approve the project under the applicable circumstances.

Gary Silver and Marisol Torrens further explained that, before a final Certificate of Occupancy is issued, the project must comply with all applicable Code requirements and all conditions imposed by the Planning Board. If the required conditions are not satisfied, a Certificate of Occupancy will not be issued.

The Board discussed the location of the dumpster. It was explained that the final dumpster location will be determined by Lynn Barry, Supervisor of the Department of Public Works/Sanitation Department, once the project is completed.

Motion to Approve

Maureen Stabak made a motion to approve the application subject to the following conditions:

1. Each apartment/dwelling unit shall meet the minimum requirement of 800 square feet of floor area, as required by the applicable Village Code.
2. No building permit or Certificate of Occupancy shall be issued unless the approved plans and completed construction comply with all applicable requirements and Planning Board conditions.
3. The parking lot surface shall be paved with asphalt and striped in accordance with the approved site plan.
4. The dumpster location shall be shown on the site plan. The final location shall be determined by Lynn Barry, Supervisor of the Department of Public Works/Sanitation Department.
5. The applicant shall comply with all applicable DOT requirements stated in the letters dated December 9, 2025, and December 10, 2025.
6. All exterior lighting shall be directed downward.
7. A stamped survey shall be provided for the site plan.

The motion was seconded by Dara Williams.

The motion to approve passed with all members voting in favor except Stacy Feasel, who voted against the application.

Motion carried.

---

2. Gittle Loeffler

Tax Map No.: 107.-4-9
Property: 133 Chestnut Street
Zone: Commercial
Proposed Use: Conversion of a single-family home into a two-family home
Applicant/Speaker: Mordechai Loeffler

Time: 6:15 PM

For the record, all required public hearing notices and mailings were sent.

A motion was made by Stacy Feasel, seconded by Maureen Stabak, to open the public hearing. All members voted in favor. Motion carried.

A motion was made by Daniel Ratner Jr., seconded by Dara Williams, to close the public hearing. All members voted in favor. Motion carried.

The Sullivan County 239 Review was received as a local determination.

Gary Silver reviewed the Environmental Assessment Form with the Board. All responses were indicated as "No."

A motion was made by Maureen Stabak, seconded by Stacy Feasel, to issue a Negative Declaration. All members voted in favor. Motion carried.

The Board reviewed the submitted survey/site plan and determined that revisions were required. The applicant was instructed to revise the site plan to include:

- All applicable dimensions and measurements from all angles.
- Parking spaces measuring 19 feet by 9 feet.
- Dimensions for the parking spaces clearly shown on the plans.
- Adequate space for vehicle turnaround.

The applicant was instructed to return at the next Planning Board meeting with the corrected site plan.

Note: Marisol Torrens asked the Board whether the public hearing had been closed. Gary Silver and Steven Green confirmed that the public hearing had been closed. However, there is no separate recorded motion to close the public hearing reflected in the recording.

NEW BUSINESS

1. Liberty Chestnut Estate

Tax Map No.: 111.-1-5
Property: 133 Chestnut Street
Zone: Commercial
Proposed Use: Conversion of a single-family home into a two-family home
Applicant/Speaker: Mordechai Loeffler

A motion was made by Stacy Feasel, seconded by Maureen Stabak, to declare the Planning Board the Lead Agency. All members voted in favor. Motion carried.

Marisol Torrens asked the Board whether she could submit the request for the Sullivan County 239 Review. Gary Silver advised that the request should not be submitted at this time.

The Board reviewed the submitted site plan and determined that revisions were required.

The applicant was instructed to revise the site plan to:

- Show all parking lot dimensions.
- Correct the orientation of the divider lines.
- Show parking spaces measuring 19 feet by 9 feet.
- Provide a stamped survey.

The applicant was instructed to return at the next Planning Board meeting with the requested corrections.

---

2. Hudson Valley Chicken LLC

Tax Map No.: 113.-3-1.1
Property: 89 Mill Street
Zone: Commercial
Proposal: Introduction of a manufacturing/operational plant
Applicant/Speaker: Rick Bishop

Rick Bishop appeared before the Planning Board on behalf of Hudson Valley Chicken LLC.

Mr. Bishop explained that Hudson Valley Chicken intends to expand its operations into the Village of Liberty. The company currently operates two fully operational plants, and increased demand for its products has created a need for additional production capacity.

The proposed location is the former PepsiCo/Frito-Lay facility in the Village of Liberty.

Mr. Bishop explained that Hudson Valley Chicken is a chicken and duck packaging operation serving the human food market. The facility is subject to regulatory oversight by applicable agencies, including the USDA, FDA, Whole Foods, and FSNS.

Mr. Bishop presented information regarding an unannounced inspection conducted by ASI Food Safety on January 29, 2026, during which the facility received a score of 9.0 (96%). Documentation regarding the inspection was submitted to the Board.

Truck Operations and Odor Control

Mr. Bishop explained the proposed procedures for minimizing odors and maintaining sanitary conditions.

Trucks transporting live chickens will be parked in a designated area inside the facility. No truck transporting live livestock will be permitted to park in the exterior parking area.

After the livestock is removed from the trucks inside the facility, the trucks will be washed before leaving the property to prevent residue or other material from leaving the facility.

Solid waste will be placed in sealed roll-off containers and transported to the company's main plant in Ferndale twice daily.

The applicant also explained that the interior parking/loading area is designed with an air-scrubbing system intended to treat air exiting the building.

Wastewater / Sewer

Regarding the sewer system, Mr. Bishop explained that Delaware Engineering will assist the applicant with the design of a pretreatment system for the facility.

A package pretreatment system will be designed, with daily testing of a 24-hour composite wastewater sample to ensure that wastewater remains compliant with the Village's wastewater requirements.

The applicant stated that Hudson Valley Chicken LLC will maintain the pretreatment facility continuously in satisfactory and effective operating condition at its own expense.

Employment and Community Benefits

Mr. Bishop stated that the project is expected to provide employment opportunities for Village residents and would prioritize the rehiring of approximately 100 former PepsiCo/Frito-Lay **employees.**

The applicant presented letters of recommendation and support concerning the proposed project, including letters from:

- Assemblywoman Paula Elaine Kay
- Marc A. Baez, Sullivan County Partnership for Economic Development
- Michelle Cruz, Center for Workforce Development
- Brian McPhillips
- Luis Alvarez, Sullivan County Legislature

The Board reviewed and discussed the proposed project.

The Board advised the applicant that input from the Village Sewer Department would be required concerning the capacity of the Village sewer system, particularly in light of the anticipated water usage and wastewater discharge associated with the proposed operation.

The Board also discussed the need for the applicant to retain Delaware Engineering and establish the appropriate escrow account amount for engineering review.

The applicant was advised to return to the Planning Board at the following month's meeting for continuation of the application.

A motion was made by Daniel Ratner Jr., seconded by Maureen Stabak, to close the meeting. All members voted in favor. Motion carried.

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned.