

Frankly Speaking It's All in the Planning

By Frank DeMayo, Supervisor-Town of Liberty

The Liberty Planning and Town boards and the Building Department have been very busy over the past year with many exciting projects on the horizon for our town.

Some key developments either in the planning stages or at the beginning stages of construction include the **Schoolbell Townhouses** in the Village, Rock Creek Estates on Route 55 near Neversink, AJM at Swan Lake Estates and the proposed Workforce Housing project on Cattail Road bordering the Town of Rockland.

The **Schoolbell Townhouses by Liberty Bell, LLC** developers is currently under construction and will include 68 units, which are being marketed to attract business professionals, teachers, first homebuyers and others. The proximity to the village and Liberty Central School makes this a key housing development close to Liberty's largest employers.

The proposed senior housing, mixed use development Rock Creek Estates, has been before the planning board and is now awaiting various approvals before plans are finalized. One hundred sixty-two units are proposed for the active adult set by the development partnership, including Brookside Home Sales, Inc. The target market for these units will mean virtually no impact on the school district, yet the district will reap the benefits of the school tax revenue.

AJM Associates, Inc. has begun construction of the road phase 1 of Swan Lake Estates. There are 20 high-end homes proposed on large wooded lots. This will be a gated community catering to folks looking for a weekend getaway. This project will have virtually no impact on services for the taxing authorities, and the revenue generated will increase the tax base for these authorities significantly. The overall design has taken into consideration the natural beauty of the Swan Lake area, with specific attention given to protecting the natural environment.

The newest player in the development game for Liberty is the Eden Ridge Corp. founded by Andy Krieger, who has proven himself to be a quality developer and individual through his work in Livingston Manor and philanthropic endeavors in aiding the tsunami victims overseas.

Mr. Krieger proposes to build a 79-unit Workforce Housing development on Cattail Road. The development is in the Town of Liberty and the Livingston Manor School District. This proposal, along with the **Schoolbell Townhouses**, will help fill a desperate need for workforce housing, which is in short supply throughout the county.

In addition to these quality developments, the town is searching for a landowner interested in creating a shovel-ready site for industrial/commercial enterprise. This type of development has little impact on the taxing authorities and generates the best-case scenario in terms of generating revenue with little cost to the taxpayers.

In order to be sure that development in our town remains under control, the town is currently reviewing its Comprehensive Plan and Zoning. Additionally, the Planning

Board and Building Inspector Mark VanEtten have been very thorough in their review of items coming before them so as to be sure developers not only comply with the law, but also deliver a quality product.

If the current trend continues, we should see many more exciting development projects come to fruition over the next decade. Liberty is growing, so let's grow with it and support quality projects while preserving our environment and way of life. We can do this together through good planning and sensible input from the community and the local government authorities.

Please join the Town Board on Monday, July 18 at 7 p.m. at the Shelburne Playhouse in Ferndale. The Shelburne Playhouse is located on Upper Ferndale Road 2.3 miles from Route 52, or 1.1 Miles from Route 55, and .2 miles from the Ferndale Market Place – Ferndale Loomis Road. One of the topics that will be discussed a competitive road rally this fall sponsored by the International Rally New York 2005 – United States Rally Championship.

Please join the board so that you may be fully informed on all the happenings in Liberty.