

**TOWN OF LIBERTY
ZONING BOARD MINUTES
April 16, 2013**

MEMBERS PRESENT:

Thomas Sprague, Chairman
George Pellam
Gene Burns
Robert Werlau, Alternate
Kyle Farrand, Alternate
Don Nichols
Tracey Merklin

ABSENT:

ALSO PRESENT:

Walter Garigliano, Town Attorney
Mark Van Etten, CEO
See attached sign in sheet

CHAIRMAN SPRAGUE CALLED THE MEETING TO ORDER AT 7:00 PM.

A MOTION WAS MADE BY ROB WERLAU SECONDED BY GENE BURNS, TO APPROVE THE MINUTES FOR MARCH 19, 2013. ALL IN FAVOR, APPROVED.

Donald & Jeanne Tulp
Area Variance
76 Old Loomis Road
SBL: 26.-1-54
Zone: R-1 #Z-2013-0002

Terry Kelly, Engineer and Mr. & Mrs. Tulp appeared for this matter. Mr. Kelly explains that Mr. & Mrs. Tulp currently own a non-conforming bed & breakfast business and to make it a conforming use they need to do a two lot subdivision. Mr. Kelly explains that the lot consists of 1.77 acres in which they would like to split. Mr. Kelly explains that it is in an R-1 zoning district on Old Loomis Road and the R-1 zone requires a minimum of 1 acre for the creation of a lot. Chairman Sprague explains that the definition of a bed & breakfast states they can have up to 8 rooms. He advises that the application states there are currently a total of 13 rooms. Mr. Kelly explains that is why the variance is being requested to split the property so that there are two bed & breakfast businesses. One structure has 8 rooms and the second structure will have 5 rooms, in which Mr. & Mrs. Tulp would occupy one home and their son will occupy the second home.

After a brief discussion is determined that this matter will be scheduled for a public hearing at the May meeting.

ON A MOTION MADE BY DON NICHOLS, SECONDED BY TRACEY MERKLIN, A PUBLIC HEARING WILL BE HELD FOR THIS PROJECT ON MAY 21, 2013. ALL IN FAVOR, APPROVED.

ON A MOTION BY ROB WERLAU, SECONDED BY GENE BURNS, THE MEETING WAS ADJOURNED AT 7:21 P.M.

Respectfully submitted,
Tammy Wilson, Zoning Board Secretary

The foregoing represents unapproved minutes of the Town of Liberty's Zoning Board from a meeting held on April 16, 2013 are not to be construed as the final official minutes until so approved.

 X Approved as read