

**TOWN OF LIBERTY  
ZONING BOARD MINUTES  
May 20, 2014**

**MEMBERS PRESENT:**

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

**ABSENT:**

Tracey Merklin

**ALSO PRESENT:**

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

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**CHAIRMAN SPRAGUE CALLED THE MEETING TO ORDER AT 7:12 PM.**

**ON A MOTION MADE BY GEORGE PELLAM AND SECONDED BY DON NICHOLS, THE BOARD UNANIMOUSLY APPROVED THE MINUTES FOR SEPTEMBER 17, 2013. ALL IN FAVOR, APPROVED.**

**A.B.E.F. Inc.  
Greentree Acres  
Area Variance  
594 Harris Road  
SBL: 48.-1-3  
Zone: IC #Z-2014-0001**

Dan Smith of Adler Engineering appeared for this matter. Mr. Smith explains to the Board that this is an existing bungalow colony and some of the residents would like to expand their existing porches. Mr. Smith advises that the applicant is seeking variances for a total of 8 units that will have less than 25' separation distance between the units. Mr. Smith advises that he is currently in front of the Planning Board for a Special Use Permit to construct the proposed expansions. Attorney Garigliano advises that the applicant needs to submit a schedule showing the exact distances that are being requested for each unit.

A brief discussion continued and it was determined that this matter will be scheduled for a public hearing for the June meeting and sent to the County for 239 review.

**ON A MOTION MADE BY DON NICHOLS AND SECONDED BY GENE BURNS, THE AREA VARIANCE FOR A.B.E.F. INC. WILL BE SCHEDULED FOR A PUBLIC HEARING ON JUNE 17, 2014. ALL IN FAVOR, APPROVED.**

**ON A MOTION BY GEORGE PELLAM AND SECONDED BY DON NICHOLS, THE MEETING WAS ADJOURNED AT 7:30 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 May 20, 2014 are not to be construed as the final official minutes until so approved.

  X   Approved as read