

**TOWN OF LIBERTY
ZONING BOARD MINUTES
JULY 17, 2012**

MEMBERS PRESENT:

Thomas Sprague
George Pellam
Don Nichols
Tracy Merklin
Peter Belgard
Robert Werlau, Alternate

ABSENT:

Gene Burns, Alternate

ALSO PRESENT:

Walter Garigliano, Town Attorney; Mark Van Etten, CEO

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

A MOTION WAS MADE BY GEORGE PELLAM SECONDED BY TRACY MERKLIN, TO APPROVE THE MINUTES FOR FEBRUARY 21, 2012. ALL IN FAVOR, APPROVED.

NEW BUSINESS:

Ray Kelly
Use Variance
35 O'Keefe Hill Rd
SBL: 6.-1-47.1
Z-2012-0001 Zone: AC

Ray Kelly appeared for this project. Ray explained to the Board that he wished to convert his 28 x 40 building which used to be an antique shop into two units, each 560 square feet. The shop had to close due to the highway construction and inaccessibility. He said that before the zoning change his property was listed as RD and all he would have needed was a special use permit. Now that his property was AC he would need a Use Variance. After a short discussion wherein the dimensions of the building were discussed it was determined that Ray would need to provide a set of plans and prove unnecessary hardship by letters and/or affidavits as described in the Zoning Law Article XI 147-40, A-E. Mark Van Etten photocopied that portion and gave Ray a copy. After a short discussion it was determined that this project should be sent for 239 review and scheduled for a public hearing.

ON A MOTION MADE BY TRACY MERKLIN, SECONDED BY DON NICHOLS, A PUBLIC HEARING WILL BE HELD FOR THIS PROJECT ON AUGUST 21, 2012. ALL IN FAVOR, APPROVED.

ON A MOTION BY DON NICHOLS, SECONDED BY GEORGE PELLAM, THE MEETING WAS ADJOURNED AT 7:20 P.M.

Respectfully submitted,
Nancy Saucier, Zoning Board Secretary

The foregoing represents unapproved minutes of the Town of Liberty's Zoning Board from a meeting held on July 17, 2012 are not to be construed as the final official minutes until so approved.

 X Approved as read