

**TOWN OF LIBERTY  
ZONING BOARD MINUTES  
AUGUST 19, 2008**

**MEMBERS PRESENT:**

Thomas Sprague  
Don Nichols  
George Pellam  
Denise Birmingham  
Tracy Merklin

**ABSENT:**

**ALSO PRESENT:**

Walter Garigiano, Town Attorney; Mark Van Etten, Code Enforcement Officer

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**CHAIRMAN SPRAGUE CALLED THE MEETING TO ORDER AT 7:20 PM.**

**PUBLIC HEARING:**

**Circle C Cabins**  
Area Variance  
Rte 52  
SBL 35.-2-14.1  
Zone: RD

Attorney Jay Zeiger and Applicant Chris Campiglia appeared for this project.

Chairman Tom Sprague asked if there were any members from the public that wished to appear.

No one appeared. Six notices were sent, five green cards received.

Jay Zeiger explained that the applicant wishes to place a 9,800 square foot "cabin on wheels" manufacturing plant behind the sewer treatment plant on his property. That he wants to develop the site for recreation use and campground and develop the site for sales to other campgrounds and whatever public market he can find. He also explained that it should not have any impact on neighboring properties.

Mark Van Etten asked about the structures to be built. Chris Campiglia said that they would have to meet DOT standards and that they would be under 500 square feet and under 8'6" wide. Attorney Garigiano said that the Zoning Board would be concerned with the building for the manufacturing plant only. He asked Mark if he had any other concerns. Mark said he had no other issues except the driveway and the fact that the neighboring parcel is Sullivan County BOCES, which was a Planning Board issue.

**A MOTION WAS MADE BY DON NICHOLS AND SECONDED BY GEORGE PELLAM TO CLOSE THE PUBLIC HEARING. ALL IN FAVOR. APPROVED.**

Attorney Garigiano read the SEQR into the minutes.

**ON A MOTION MADE BY DON NICHOLS AND SECONDED BY GEORGE PELLAM  
NEGATIVE DECLARATION WAS DECLARED ON SEQR. ALL IN FAVOR.  
APPROVED.**

After a short discussion it was determined that this project would need to go to the County Planning Office for 239 review. This project will come back for September 16<sup>th</sup> providing the 239 review has been received. If not, it will come back on October 21<sup>st</sup>.

**ON A MOTION BY DON NICHOLS, SECONDED BY GEORGE PELLAM, THE  
MEETING WAS ADJOURNED AT 8:00 PM.**

**APPROVED \_\_\_\_\_ N. Saucier**