

**TOWN OF LIBERTY
ZONING BOARD MINUTES
DECEMBER 20, 2011**

MEMBERS PRESENT:

Thomas Sprague
George Pellam
Don Nichols
Tracy Merklin
Peter Belgard
Gene Burns, Alternate

ABSENT:

ALSO PRESENT:

Walter Garigliano, Town Attorney, Mark Van Etten, CEO

CHAIRMAN THOMAS SPRAGUE CALLED THE MEETING TO ORDER AT 7:15 PM.

A MOTION WAS MADE BY DON NICHOLS SECONDED BY TRACY MERKLIN, TO APPROVE THE MINUTES FOR March 15, 2011, August 16, 2011, September 20, 2011, October 18, 2011 and November 15, 2011. ALL IN FAVOR, APPROVED.

Vladimir Romaniv

Area Variance
Station Hill Road
SBL: 36.-1-108
Zone: SC #Z-2011-0003

Steven Green appeared for this project.

The 239 review was received stating that this project was a matter for local determination. There was a short discussion regarding the water and septic. It was determined that Attorney Garigliano will prepare a resolution for an area variance conditional upon approval by Department of Health on the septic.

R.J. Baker

Code Interpretation/Area Variance
36 Main Street
SBL: 7.-8-7
Zone: SC #Z2011-0004

Wes Illing appeared for this project. It was determined that the Department of Health would be approving the septic. Attorney Garigliano will prepare a resolution for an area variance conditional upon approval by Department of Health on the septic and that there be no subtenants or subleases at any time in the future. The Board also determined that there would be no need to have this project appear before the Planning Board.

Efraim Reiss
Variance
West Mongaup Road
Village Green Condominiums
3 Village Green Circle
SBL: 47.-3-2/0301
Zone: DCC #Z-2011-0006

Glenn Smith appeared for this project. After a short discussion it was determined that the applicant needs an area variance for the setback from 30 feet to 9 feet in order to put up a deck. The house itself will be removed and replaced in the same footprint with a finished basement. The finished basement will have a door opening onto the back yard. This project will be a public hearing on this project on January 4, 2012 at 6:30 p.m.

ON A MOTION BY TRACY MERKLIN, SECONDED BY GEORGE PELLAM, THE MEETING WAS ADJOURNED AT 8:00 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 December 20, 2011 are not to be construed as the final official minutes until so approved.

___ Approved as read