

## LIVINGSTON PLANNING BOARD

July 01, 2020

The regular meeting of the Livingston Planning Board was held July 01 2020 and opened at 7:00.

In attendance were Chairman Phil Schmidt, Robert Bellinger, Bernie Stickles, John Ross, Chip Keil, Stephen Thibault, Martin Nayowith and Brian Molinski.

Engineer Michelle Mormile.

Attorney Ted Hilscher.

Absent: NONE.

Correspondence: None.

7:03 the public hearing opened for Scott Stevens, Kasselmann Solar, LLC a solar application for a ground mounted array consisting of 15 panels located behind the residence. Property owner Sondra Loring. Property located 311 Orchard Road. Setbacks are 90 feet on East side, 303 feet on North side, 260 feet on West. Fee paid.

There were no comments from the public or written correspondence received concerning this application.

Public hearing closed at 7:04.

The Board reviewed the application and deemed it complete.

Attorney Ted Hilscher completed the Short Form EAF.

A motion to approve the EAF with negative declaration was made by Chip Keil and 2nd by Robert Bellinger. All voted AYE.

Motion passed unanimously.

A motion to approve the Sondra Loring application as presented was made by Stephen Thiebault 2nd by Bernie Stickles. All voted AYE. Motion passed unanimously.

7:08 The Public Hearing for Andrew Feuerstein, RA representing Chie Hammons with a Special Use Permit for an Accessory Structure #2 as per 3.2 Schedule of Permitted Use. Proposed structure a single story + cellar meditation pavilion on an existing 50 acre parcel in LDR 2. Structure is 3,640 square feet requiring a Special Use Permit. Property located 786 Church Road. A letter of denial was received from CEO Harkins for this application.

New maps were received and an updated site plan per Michelle Mormile suggestions.

Comments from the public.

1. Matt Dowshen 7898 Church Road inquired what the project was as he is a neighbor. The 50 acre parcel is for a building over 3,500 feet. Private use meditation. Given a copy of the map.

No written correspondence was received concerning this application.

Public hearing closed at 7:10.

Discussion.

1. Fire Chief Jahns concerned that the number of building will necessitate a change in the size of the road due to the new State 2020 rules.
2. This will have to go to County Planning Board.
3. Access for emergency was a concern.
4. CEO Sam Harkins will review and give an interpretation regarding the number of building as some are just sheds.

Applicant will return to the August meeting.

Luckless Enterprises LLC (Figment Hudson Valley) and Joyce Collier a Special Use (Inn and Hotel) and Site Plan also a Subdivision application to be able to divide existing parcel into t parcels and the construction of six small rental units together with site parking, onsite parking, onsite sewerage disposal and on site potable water source. Property located Cold Spring Road.

Luckless has asked to be postponed to August in order to have all paperwork in order. A new updated Site Plan, approval from the Fire Company and other documents as required.

The Board is also requesting the applicant to submit in writing the wishes to extend the application to August.

Nathan Pfeiffer approached to Board to see if his application from 2003 to build a house would still be active. Property located 235 Blackridge Road. He was advised to see CEO Sam Harkins.

There being no further business a motion to adjourn was made by Robert Bellinger and 2<sup>nd</sup> by Stephen Thiebault.  
All present voted AYE. Motion carried.

Next scheduled meeting will be held August 05, 2020 at 7:00 p.m.  
Meeting closed at 7:19.

Respectfully submitted,

Eileen Yandik  
Secretary Livingston Planning Board.