

LIVINGSTON PLANNING BOARD

October 07, 2020

The regular meeting of the Livingston Planning Board was held October 07 2020 and opened at 7:00.

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

Engineer Michelle Mormile.

Attorney Ted Hilscher.

Absent: Brian Molinski

Correspondence:

Letter from CCDOH re: Cendrowski.

Letter from George Schmitt rescinding the application for Luckless.

A motion to accept the minutes of the September 02 2020 meeting was made by Chip Keil and 2nd by Robert Bellinger. All voted AYE. Motion passed unanimously.

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.

A letter was received dated October 07 2020 from George Schmidt representing Luckless Enterprises, LLC giving notice that the above referenced applications are hereby rescinded. Application closed.

Edward Cendroski a Site Plan Review for an Accessory Apartment located 85 Bacon Road. A letter of denial was received from CEO Harkins denying the building permit. Zoning Law Article 4.1 Accessory Apartments are allowed by Site Plan Review in order to provide for affordable housing alternative in a many which does not infringe upon the character of existing neighborhoods. Fee Paid.

A letter was received from the CCBOH reporting that the sewage treatment system previously designed by Don Widgeskog was for a three bedroom capacity

and presently serves an existing two bedroom residence. New maps were received and set backs are in compliance.

Attorney Ted Hilscher completed the Short Form EAF.

A motion to approve the EAF with negative declaration was made by Bernie Stickles and 2nd by Martin Nayowith. All voted AYE.

Motion passed unanimously.

A motion to approve the Edward Cendroski Site Plan Application as presented was made by Bob Bellinger 2nd by Stephen Thibault. All voted AYE. Motion passed unanimously.

Deborah D'Arcy a Special Use Permit application build a chicken coop and have chickens at 20 Water Street Road. A letter of denial was received from CEO Harkins denying the building permit. Zoning Law Article 3.2 Schedule of Permitted Uses. Agricultural including animals requires a Special Use Permit in the HDR-2 zone. The Board reviewed the application and a Public Hearing is scheduled for November 04 2020 at 7:02. To be advertised.

Alejandro Vincenti and Gloria Valdez a Special Use Application to a chicken coop and have chickens 41 Keil Court. . A letter of denial was received from CEO Harkins denying the building permit. Zoning Law Article 3.2 Schedule of Permitted Uses. Agricultural including animals requires a Special Use Permit in the HDR-2 zone. Applicant is required to bring new maps showing location of the building and a copy of the deed. A Public hearing is scheduled for 7:03. To be advertised.

Planning Board Engineer Michelle Mormile will be recusing herself as her firm Crawford Associates will be representing ELP Livingston Solar. Attorney Hilscher will assign another Engineer to represent the Planning Board.

ELP Livingston Solar LLC. A community solar photovoltaic facility on 3289 Route 9. Submitted a Special Use Application, Site Plan Approval Application and a Subdivision Application. EPL Livingston Solar is leasing a portion of 151.-1-4.200 from Gcard LLC (David Birch) requesting a minor subdivision of the solar projects lease area.

Wendy De Wolf and Evan Young gave a presentation on the project.

1. Upgraded the Site Plan for 20 foot set back per the Fire Chief.
2. A Survey of the subdivision is needed to be sure all in C-1.
3. Proof of ownership of the old Rt. 9 road.
4. Solar lot coverage?
5. Energy going as a utility credit to Residences if you sign up with National grid.
6. Decommission plan?
7. Screening for winter when leaves are off the trees.

The Planning Board will accept the application as complete and have a public hearing.

A motion to accept the completed paperwork and set a public hearing vote as follows:

1. John Ross AYE
2. Stephen Thiebault AYE.
3. Chip Keil AYE
4. Bob Bellinger AYE
5. Bernie Stickles AYE
6. Martin Nayowith AYE.
7. A public Hearing has been set for November 04 2020 at 7:04. To be advertised.

Lot line Adjustment application for Paul Ljutich and Adam Steeneck. Property located 35 Black Bridge Road and County Route 8 to construct a driveway entrance.

Lot #1 182.00-01-39 9.91 acres -0.10 acres making 9.81 acres.

Lot #2 182.00-01-34 9.58 acres + .10 making 9.68 acres. The Board reviewed the application.

A motion to accept the Boundary Line application as presented was made by Martin Nayowith and 2nd by Stephen Thibault. All voted Aye Motion passed.

There being no further business a motion to adjourn was made by Martin Nayowith and 2nd by Robert Bellinger.

All present voted AYE. Motion carried.

Next scheduled meeting will be held November 04, 2020 at 7:00.P M.

Meeting closed at 8:07

Respectfully submitted,

Eileen Yandik
Secretary Livingston Planning Board.