

LIVINGSTON PLANNING BOARD

December 02, 2020

The regular meeting of the Livingston Planning Board was held December 02 2020 and opened at 7:00.

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

Engineer Michelle Mormile.

Attorney Ted Hilscher.

Absent: NONE.

Correspondence: NONE.

A motion to accept the minutes of the November 04 2020 meeting was made by Martin Nayowith and 2nd by John Ross. All voted AYE. Motion passed unanimously.

Planning Board Engineer Michelle Mormile will be recusing herself as her firm Crawford Associates will be representing ELP Livingston Solar. Paul S Mc Creary PE will 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 gave a presentation on the project.

1. Met with neighbors concerning the proposed landscaping.
2. Paul Mc Creary reviewed the application and provided a comment letter.
 - a. Storm water DEC needs to elaborate.
 - b. Meadow will need to be seeded.
 - c. Substation upgrades.

- d. Distant power distribution will the network be sufficient to take the power.
- e. Decommissioning? Should be 2 ½%
- f. Needs DOT paperwork Submitted letter not final.

Attorney Hilscher commented.

- 1. Spedies Permit when more than one acre is disturbed.
- 2. Have a decommission proposal in writing.
- 3. Communicate with DEC concerning the Bald Eagle.
- 4. Have Livingston Planning Board be Lead Agency.
- 5. Unlisted action under SEQRA.

A motion for the Livingston Planning Board to be Lead Agency for ELP Livingston Solar application was made by Robert Bellinger and 2nd by John Ross. All present voted AYE. Motion passed. Attorney Hilscher will send out the notices.

Applicant to return in January

Michelle Mormile returned.

Suncommon on behalf of Lindsay Shea, Tydeman Farm LLC. 564 County route 10. A Solar Application a pole mounted array set behind the house. Will be screened from the roadway. All set backs are in compliance. Use for the homeowner only. The Board reviewed the application and set a Public hearing for January 06 2021 at 7:02. To be advertised.

Joyce Collier a Subdivision application to subdivide existing triangular lot of 26.394 acres into 2 lots. Parcel 1 16.124 acres. Parcel 2 10.270 acres. Property located 43 Cold Spring Road.

The Board reviewed the application and set a Public hearing for January 06 2021 at 7:04. To be advertised.

Kenneth Leggett representing Juanita and Gary Bryant (J&G Bryant LLC) Site Plan and Special Use application. Property located 3326 Route9. To be able to convert existing commercial building from a restaurant to (2) office spaces and one ice cream business. A new site plan is required. One will be submitted for Michelle to review. Applicant to return in January.

Edward and Helen Harkins 107 Scudderhook Road a Lot line application to Enlarge Parcel 171-01-58 to 12 acers by adjusting boundaries between 171-01-58 and 171-01-60.12.

The Board reviewed the application and deemed it complete.

Attorney Ted Hilscher completed the Short Long Form EAF.

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

Motion passed unanimously.

A motion to approve the Edward and Helen Lot line application as presented was made by Stephen Thibault 2nd by Chip Keil. All present voted AYE.

Motion passed unanimously.

Thomas Alvarez TJT Greenport LLC. A lot line adjustment 50 foot wide easement Northerly line of 140.00-1-15, 140.00-1-14, 140.00 -1-16 Corner of rt 82,9, 9H this application was included in the original approval of the Global gas station.

A motion to appoint Philip Schmidt as Chairman for 2021 was made by Chip Keil and 2nd by Stephen Thibault. All presentment voted AYE. Motion passed.

A motion to close the meeting was made by Bob Bellinger and 2nd by Chip Keil. All present voted AYE. Motion passed.

Next scheduled meeting will be held January 6, 2021.

Meeting closed at 7:52.

Respectfully submitted,

Eileen Yandik
Secretary Livingston Planning Board.