

LIVINGSTON ZONING BOARD OF APPEALS

March 01 2022

The meeting opened at 7:01 p.m. with the Pledge of Allegiance.

Attendance:

Thomas Alvarez

Charles Schneider

Sarah Price

Charles Dickens

Stan Yarian

Absent:

Zach Feuer

Attorney Ted Hilscher

A motion to accept the minutes of the September 07 2021 minutes was made by Charles Schneider and 2nd by Sarah Price. All present voted AYE.

Correspondence: None.

Robert Schroepel submitted a Use Variance for 352 State Rout3 82.LDR-2 3.14 acres. For the operation of Schrep's Trading Post farm and sell firewood and forest products from my sister company STS contracting, fruit, vegetables, eggs, meat, balms, and salves and baked goods. We also intend to provide the opportunity for other small local business to have a place to show case their goods. The property is presently owned by Peter Schram. Purchase is contingent on the granting of the variance. Peter gave an over view of his application as follows:

1. A Farmers Market local and other artists.
2. Selling and processing forest products.
3. Storing equipment for processing the wood.
4. Spoke of filling in the wet areas by taking down a shale ridge.
5. Spoke with DOT on the curbing.
6. Concrete bins for sale of gravel and dirt.
7. Operating hours 8 to 5.

The Board requested a detailed site plan and a survey. A public hearing will be held April 05 2022 at 7:02. To be advertised.

Ann Litke 371 County Route 10 submitted a Special Use Permit to be able to replace a single wide mobile home with a double wide.

The Board reviewed the application and it was determined there is a house and a single wide mobile home on the property which violates zoning but is grandfathered. To replace a single wide with a double wide, she cannot expand a non-confirming use by more than 50 %, so she will need to apply for a variance.

Ms. Litke will have to reapply with an Area Variance and a detailed site plan and return for the April meeting.

There being no further business a motion to adjourn was made by Charles Schneider and 2nd by Stan Yarian. All present voted Aye. Motion passed.

Meeting closed at 8:26 PM.

The next scheduled meeting is April 05 2022.

Respectfully submitted,

Eileen Yandik, Secretary ZBA