

LIVINGSTON ZONING BOARD

September 12 2023

The regular meeting of the Livingston Zoning Board was held 12 Sep 2023 and opened at 7:00pm with the Pledge of Allegiance.

In Attendance:

Thomas Alvarez
Charles Schneider
Charles Dickens
Stan Yarian
Sara Price
David Kimball
Attorney Andrew Howard

Absent:

None

Correspondence: None

Reading of the August meeting minutes. Motion to accept minutes from 08 Aug 2023 was made by Stan Yarian, 2nd by Sarah Price. All in favor. Motion approved.

Andrew Aubin from Crawford & Associates and Matthew Howard from CS energy presented an area variance application, ZB-3 (formerly APPL-30), for a setback variance changed from 200' to 199' at 3289 US Route 9 151.-1-4.3. The installed panels encroach upon the 200' setback requirement of the rear and side (right) yard, up to 0.90' feet. Resubmitted map with overlay and supplied DOT permit. Layout of the array was updated to a 485w module from a 425w module. Applicant showed the original site plan map approved by the planning board in 2021. Questions were asked and answered.

Motion to set a public hearing was made by Sarah Price, 2nd by Stan Yarian. All in favor. Motion approved. Applicant will return on 10 Oct 2023 for public hearing. Applicant will notify abutting property owners.

Sheila Bridges presented her area variance application, ZB-6 (formerly APPL-31), for a fence variance to increase height of stockade fence from 6' to 8' in the patio area ONLY, at 106 County Route 19, 161.-1-28. Sheila's neighbors (Paula Prewett, Stan Mark 108 Cty Rte 19) did come in support and agreed that the impact for this variance is limited to their two properties and is wanted by both parties. The applicant shared photographs she prepared. Questions were asked and answered. Expect to landscape the property, with greenery to hide the stockade fence. The fence is not visible from the street.

Motion to set a public hearing by Charles Schneider, 2nd by Sarah Price. All in favor. Motion approved. Applicant will return on 10 Oct 2023 for public hearing. Applicant will notify abutting property owners.

Desiree Webber presented her area variance application, ZB-5 (formerly APPL-32), for a variance in the size of an accessory apartment from 800 sqft to 1,084 sqft at 8 Bingham Mills Road 170.-1-37. Previous barn turned into an accessory apartment for extended family. Nothing outside the barn changes, just the size variance. Only utilizing the down stairs of the barn for the accessory apartment. Questions were asked and answered.

Motion to set a public hearing was made by Stan Yarian, 2nd by Charles Schneider. All in favor. Motion approved. Applicant will return on 10 Oct 2023 for public hearing. Applicant will notify abutting property owners.

There being no further business, a motion to adjourn was made by Sarah Price, 2nd by Charles Dickens. All present voted AYE. Motion passed.

Next scheduled meeting will be held 10 Oct 2023.

Meeting closed at 7:53PM.

Respectfully submitted,

Eileen Yandik
Secretary Livingston Zoning Board