

LIVINGSTON PLANNING BOARD

April 03, 2024

The regular meeting of the Livingston Planning Board was held 03 Apr 2024 and opened at 7:00pm with the Pledge of Allegiance.

In attendance:

Robert Bellinger (Planning Board Chair)
Rebecca Harcleroad (Deputy Planning Board Chair)
John Ross
Chip Keil
Stephen Thibeault
Craig Dombrowski
George Weidler (Planning Board Alternate)
Jeremy Steuhl (Planning Board Secretary)
Andrew Howard (Planning Board Attorney)
Michelle Mormile (Town Engineer)

Absent:

Brian Molinski

Participants:

- Patricia Hinkein
 - Kayla Shea, John Shea
-

Correspondence:

- Emails regarding postponement to 01 May 2024 meeting from:
 - PB-28 - Subdivision (David Birch GCARD LLC) Waiting for Applicant
 - PB-59 - Lot Line Adjustment (Robert Ihlenburg) Waiting for Applicant
 - PB-62 - Site Plan Approval (James & Claudia Krisniski) Waiting for Applicant

Minutes:

Meeting started with the Pledge of Allegiance at 7:00pm. Roll call at 7:01pm.

Motion to accept minutes from 06 Mar 2024 by George Weidler, 2nd by Rebecca Harcleroad. All in favor. Motion approved.

New Business:

PB-69 - Lot Line Adjustment (Patricia Hinkein)

A lot line adjustment. 914 Blue Hill Road and County Route 10 Livingston, NY 150.-1-55 and 150.-1-54.111. A small portion of the driveway for Lot 1 is situate on Lot 2.

- Patricia Hinkein is representing the owners Mary Beth and Tim Boruta and Linda and Bob Fix. She described the location.
 - When the Boruta's put in 1/2 circle driveway, the south end extended into the Fix's property. The Boruta's have made an arrangement with the Fix's so that with this lot line adjustment, the driveway would all be on the Borata's driveway. It's .044 of an acre. 1937 sqft. Basically a triangle.
 - Robert Bellinger asked if board had any questions.
 - Motion to accept negative declaration by Stephen Thibeault, 2nd by John Ross.
 - All in favor, motion approved.
 - Motion to approve the lot line adjustment application was made by Chip Keil, 2nd by Craig Dombrowski.
 - All in favor, motion approved.
 - Signed and stamped maps will be available at the town clerks office by Friday.
-

PB-71 - Special Use Permit (Kayla Shea)

A Special Use Permit application to open farm store out of the existing building and also serve ice cream at 1370 County Route 19, Elizaville 192.-1-44.

- Kayla Shea presented her application. She would like to open farm stand, from their farm and leased land from RedWing as well. Would like to sell their chicken, beef, pork to the public. Also would like to sell ice cream shop as well. It has been in our family for 50+ years.
- Previously was an ice cream stand but closed in 1992, intended to reopen as a gift shop 2008-09, but did not. Kayla said it's always been a dream of mine and there's not much in Elizaville

- Kayla pointed out on the drawing, the buildings that are to be used, right on the corner of Hapemen Road.
 - Brought up the survey map. Michelle Mormile commented on survey map. There's a fair number of buildings on the site that are not on the current survey. John Shea said they were sheds and are portable. Map is not stamped or signed by licenses surveyor.
 - Robert Bellinger asked if the new building is on the survey map. The answer was no.
 - Kayla asked if updated map is needed. Robert Bellinger stated we need stamped map with all of buildings.
 - John Shea stated that it's still a running business, or at least it was never officially closed out, though it hasn't been opened.
 - Andrew Howard asked if they had letter from engineer. They do not, the board provided a copy to Kayla Shea. Andrew stated that if you review the letter and address those concerns and bring before the board, the board reviews that, has a public hearing. If there is an approval, then the map is stamped and there is no question as to what you were approved for.
 - Question was asked if portable sheds need to be on the survey map. Andrew Howard said if they are on there now, that's ok and they can say "portable sheds", so the board understands usage, traffic flow etc.
 - Robert Bellinger asked if butchering would be on site. Kayla Shea said no, just selling the meat and have ice cream stand. Eventually would also like to have more farm to table types of things, like burgers/dogs, keep it simple.
 - Andrew Howard asked if there was expansion plans or renovations. Kayla said no, just painting or some new doors etc.
 - Michelle Mormile asked about signs or lights. Kayla said no, not right now. There is a light on the front of the garage, and lights under the porch on the ice cream shop. Currently has small signs that say fresh eggs and refrigerator on the site now.
 - Michelle Mormile asked if there was approval already in place for entrance onto the site from county highway depart, parking area. Kayla said no, but school bus turns around there everyday. Michelle Mormile suggested to discuss with county highway stating their approval for highway entrance from the county road.
 - Andrew Howard stated to get materials together that are in this letter and then we'll send to county planning for review and then at same time schedule public hearing.
 - Kaylas stated concern about financial aspect behind it where having to put so much forward and it just being squashed. Andrew Howard stated this is a specially permitted use, meaning it's a use that is permitted subject to the boards review and any conditions put on it, assuming you can meet the code requirements.
 - No other questions from the board.
 - Applicant will return in May.
-

Discussion

Does the board need to request escrow for application PB-62 - Site Plan Approval (James & Claudia Krisniski)? We received an invoice for work done by C&A.

- Board said yes. Jeremy will contact applicant regarding escrow requirement for minimum \$2500.

There being no further business, a motion to adjourn was made by Chip Keil, Stephen Thibeault. All present voted AYE. Motion passed.

Next scheduled meeting will be held 01 May 2024.

Meeting closed at 7:22pm.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board