

LIVINGSTON PLANNING BOARD

May 01, 2024

The regular meeting of the Livingston Planning Board was held 01 May 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
Brian Molinski
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:

None

Participants:

- Robert Ihlenburg
 - Everett Kramer
-

Correspondence:

- Email regarding postponement to 05 Jun 2024 meeting from:
 - PB-71 - Special Use Permit (Kayla Shea)
- Email withdrawing application:
 - PB-62 - Site Plan Approval (James & Claudia Krisniski)

- Email exchange with David Birch regarding:
 - PB-28 - Subdivision (David Birch GCARD LLC)

Minutes:

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

Motion to accept minutes from John Ross, 2nd by Craig Dombrowski. All in favor. Motion approved.

Discussed correspondence.

Old Business:

PB-59 - Lot Line Adjustment (Robert Ihlenburg)

A lot line adjustment application to provide Frontage for lots that have no road frontage on Black Bridge Road (No new lots created) 182.00-1-11.121.

- Bob Ihlenburg presented his application for Blackbridge LLC.
- New maps were provided.
- The owner has 10 tax parcels.
- 3 long parcels that cross the road. 2 lots on the road and 3 additional lots with only access by ROW and 2 other additional lots.
- John Ross asked how to access those lots? Farm road right now.
- Potentially will be for sale and market those unaccessible lots to the adjoining property owners.
- 10 existing parcels, will end up with 10 parcels.
- Additional maps provided and discussed.
- Driveway missing on map for one of the lots.
- Will remain as 10 lots, just different sizes.
- Robert Bellinger wants to see driveway access to the 2 lots that are only accessible via National Grid/Trans Corp power lines.
- Need to show easements where driveways can go across existing property and letter from the power company that they can cross the access.
- Michelle Mormile asked where on the map does the deed say you can cross. Mr. Ihlenburg said deed says they have a right to cross, just not marked on the map.
- Brian Molinski suggests it should be designated.
- Attorney Howard pointed out on the existing lots west of the Nation Grid land. They can be sold now as is and it would be up to buyer to do title search.
- Need to identify on the map where access to those lots are on the existing lots with road frontage.

- Robert Bellinger asked about driveways. Highway Superintendent did drive by and said they were ok, just should be staked.
 - Robert Bellinger would like a letter from Highway Superintendent stating approval of driveways.
 - Mr. Ihlenburg stated that the owner has some interest in the 6 acre lot and would like 1/2 of the lot behind it that is across the National Grid/Trans Corp lines. Attorney Howard suggested that he buy the whole 10 acres and combine with existing tax map and should not be split, but that would not be contiguous.
 - Attorney Howard requested actual copies of deed. Current files are pictures and are not clear. Interested in verifying the deeds indicate right to cross the property because of the land locked lots.
 - Robert Bellinger/Michelle Mormile stated they want rear property pins shown on the maps.
 - Mr. Ihlenburg will take action and plan to come back in on 05 Jun 2024 meeting.
-

New Business:

PB-79 - Subdivision (Nearly There LLC.)

A major subdivision application to create 4 parcels at 279 Scuderhook Road Livingston, NY 12541 171.-1-18.3.

- Everett Kramer presented his application.
 - The board determined the need to set escrow. Escrow will be set at \$2500. Applicant was advised to drop off or mail in an escrow check prior to 21 May 2024.
 - Applicant purchased 40 acres, they plan to build a house on 2 lots for each of the owners and sell the other 2 (one with the current house).
 - 1 lot has a driveway shown already. Need to identify on the other 3 where the driveways would go and get approval from Highway Superintendent.
 - Robert Bellinger asked about the map provided. Applicant is presenting a sketch plan. A new survey will be done and provided to the board.
 - Attorney Howard asked if you had the required road frontage. Applicant stated yes.
 - Just make sure they are shown on the new survey maps.
 - Barn is shown on the map, which is not part of this application. Says “to be removed”. It is not on the applicants property and he does not have control over it.
 - Brian Molinski asked how far the one structure is on lot 4. About 1300 feet.
 - Applicant will proceed with actual survey and return with new maps and escrow check.
-

There being no further business, a motion to adjourn was made by George Weidler, 2nd John Ross. All present voted AYE. Motion passed.

Next scheduled meeting will be held 05 Jun 2024.

Meeting closed at 7:47pm.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board