

LIVINGSTON ZONING BOARD

November 12, 2024

The regular meeting of the Livingston Zoning Board was held 12 Nov 2024 and opened at 7:00pm with the Pledge of Allegiance.

In Attendance

Thomas Alvarez (Zoning Board Chair)
Charles Schneider (Zoning Board Vice Chair)
Charles Dickens
Sarah Price
David Kimball
Jason Munz (Alternate)
Jeremy Steuhl (Zoning Board Secretary)
Andrew Howard (Zoning Board Attorney)

Absent

None

Participants

- Jared Schwartz
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Correspondence

- Update from applicant regarding ZB-14 - Area Variance (Grace Warman). Unable to get a survey done prior to the cutoff for the 12 Nov 2024 agenda. Request to be postponed until the 10 Dec 2024 meeting.
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Minutes

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

Reading of the 08 Oct 2024 meeting minutes by Jeremy Steuhl. Motion to accept minutes was made by David Kimball, 2nd by Charles Schneider. All in favor. Motion approved.

Discussed correspondence.

New Business

ZB-20 - Area Variance (Jared Schwartz)

An area variance application for side yard setback changed from 40' to 30' per §3.3 of the town zoning code, to build a deck at 123 Willowbrook Rd 161.-1-33.220

- Jared Schwartz presented his application. Discussed purchasing the house in 2017 and didn't know that the home was in a pre-existing non-conformance.
- Would like to build a deck on the house. Based on the angle of the house and property line, the deck would go over ~3' of the setback.
- Thomas Alvarez confirmed that the applicant is looking for a 10' variance.
- Thomas Alvarez asked if the board had any questions. The answer was no.
- Thomas Alvarez asked about the location on Willowbrook road. Jared described where his property is.
- Thomas Alvarez asked what year the house was built. Jared believes the main house was built in the late 90's. Discussion around whether a variance is needed for the house, but if there's a CO, Attorney Howard stated that there's not much we can do now.
- Thomas Alvarez asked if there was a CO. Jared said yes. Thomas Alvarez said he would stop by the CEO and check on the CO for the applicant if need be. Attorney Howard said he would write the resolution to reflect this map, to be granted in accordance with it. At this point, it really is just to help the applicant to ensure a CO is issued.
- Jared asked if he should go through any records to find CO. Thomas Alvarez said, yes and if you do, bring it with you.
- Motion to deem application complete and set public hearing for 10 Dec 2024 was made by Sarah Price, 2nd by David Kimball.
- All in favor. Motion approved.
- Applicant will notify abutting neighbors and return in December.

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

Next scheduled meeting will be held 10 Dec 2024.

Meeting closed at 7:20pm.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Zoning Board