

# LIVINGSTON PLANNING BOARD

December 04, 2024

The regular meeting of the Livingston Planning Board was held 04 Dec 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)

## Absent:

Michelle Mormile (Town Engineer)

## Participants:

- Kayla Shea

## Correspondence

- Update from applicant on PB-59 - Lot Line Adjustment (Robert Ihlenburg/Black Bridge LLC) that they are close to getting the necessary agreement from the power company.
  - Update from applicant on PB-123 - Special Use Permit (Red Kill LLC), that they will not move forward with this and requested the application to be withdrawn.
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# Minutes

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

Motion to accept minutes from 06 Nov 2024 was made by Stephen Thibeault, 2nd by Brian Molinski.

Discussed correspondence.

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Discussed application PB-97 - Subdivision (Robert Ihlenburg/Thomas Murphy).

- We have not heard from the applicant since 16 Sep 2024 , in which an email was received that the owner Jes Murphy would attend the 02 Oct 2024 meeting. No one showed up for that meeting and we have not received a response from the applicant since.
  - A notification was sent to the applicant on 21 Nov 2024 that the planning board policy is if we don't hear from an applicant for 3 consecutive meetings, that the application will be canceled and if you wish to pursue, you would need to start over, including a new application and fee's.
  - Robert Bellinger commented that the application will be canceled.
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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.

- Motion to resume the public hearing for application PB-71 was made by Brian Molinski, 2nd by George Weidler. All in favor. Motion approved.
- Public hearing resumed at 7:03pm.
- Kayla provided updates for her 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 was able to get an engineer to sign off on the septic. She provided a letter with engineer stamp.
- Robert Bellinger asked about the water line on the map. Kayla said she dropped it off, but we don't seem to have a copy. Believe she gave it to the Town Engineer at the last meeting.
- Kayla did say that the engineer dug up water line and confirmed it was in a double sleeve. He will update the letter with distance of water line.

- Robert Bellinger said once we receive that updated letter, we should send to the Town Engineer.
- Robert Bellinger stated we can close public hearing with conditions that once remaining items are finalized and submitted to the board, we can then finalize the permit.
- Robert Bellinger asked if the board had any additional questions. No additional questions.
- Motion to close the public hearing was made by Stephen Thibeault, 2nd by John Ross. All in favor, motion approved.
- Public hearing closed at 7:06pm.
- Attorney Howard read through the SEAF part 2.
- All answers are No or Small Impact.
- Motion to accept negative declaration made by Chip Keil, 2nd by John Ross. All in favor, motion approved.

### [PB-71 SEAF Part 2 & 3](#)

- Attorney Howard provided resolution to the board.

### [PB-71 Resolution](#)

- Motion to accept the resolution with conditions of receipt of final certification letter from applicants engineer and final approval of same by the Livingston Planning Board engineer was made by George Weidler, 2nd by Brian Molinski.
- All in favor, motion approved.
- Robert Bellinger asked about having a copy of the BOH (Board of Health) approval, whether the paperwork should come back to the board. Attorney Howard said that it is an existing structure/condition and the BOH will take it from here once the shop opens and we do not need to worry about that as the BOH will do follow up inspections etc.

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## **General Discussion**

- With the 2025 New Years Day holiday falling on the first Wednesday of January being 01 Jan 2025, the Planning Board Chair has moved the January 2025 meeting to 08 Jan 2025.
  - Robert Bellinger thanked Chip Keil for his years of service. Chip is retiring after about 23 years of serving on the planning board.
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There being no further business, a motion to adjourn was made to close the meeting by Craig Dombrowski, 2nd by Stephen Thibeault. All present voted AYE. Motion passed.

Next scheduled meeting will be held 08 Jan 2025

Meeting closed at 7:16pm.

Respectfully submitted,

Jeremy Steuhl  
Secretary Livingston Planning Board