

LIVINGSTON ZONING BOARD

February 11, 2025

The regular meeting of the Livingston Zoning Board was held 11 Feb 2025 and opened at 7:00pm with the Pledge of Allegiance.

In Attendance

Thomas Alvarez (Zoning Board Chair)
Jason Munz (Deputy Zoning Board Chair)
Sarah Price
Jeremy Steuhl (Zoning Board Secretary)
Andrew Howard (Zoning Board Attorney)

Absent

David Kimball
Charles Dickens

Participants

- Micheal Martell
 - Matt Bowe
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Correspondence

- None
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Minutes

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

Reading of the meeting minutes by Jeremy Steuhl. Motion to accept minutes was made by Jason Munz, 2nd by Sarah Price. All in favor. Motion approved.

New Business

ZB-26 - Area Variance (Michael L. Martell / Alice F. Martell)

An area variance application for side yard setback changed from 40' to 36' per §3.3 of the town zoning code, to construct a proposed 544 sqft addition to the existing residence Hayward Road 171.00-01-40.

- Michael Martell and surveyor Matt Bowe, presented the application.
 - The survey map was brought up on the screen. Mr. Bowe pointed out on map where the variance is needed. About a 10% variance.
 - Thomas Alvarez asked if overhangs or anything that hang over the side of the building. Mr. Martell said no extension that would beyond normal overhang when it comes to the roof or anything like that.
 - Jason Munz asked about the neighbors property closest to it. It's all woods. Nothing within site.
 - Michael Martell commented that he and his family are committed to the area and has lived here for a while now. When they purchased the home here in 1983. Since they were able to also buy land (~100acres), in which they farm as well. The purpose is to retire and maybe have this new addition to be a bedroom on the first floor.
 - Thomas Alvarez asked how long the building has been there. Their research has found that the house has been there since about the 1850's or so. They've done work on the buildings over the years to stabilize them. House has been modernized as well.
 - Thomas Alvarez asked about drawings or plans. They are attached to the application. The drawing was pulled up on screen and reviewed.
 - Thomas Alvarez asked about total number of bedrooms. Will be 5 total. 3 upstairs now and with this addition, there will be 2 downstairs.
 - Jason Munz asked about the terrace shown on the map if it is within the setbacks. Michael Martell said it is within the setback. It's a small sitting area with walkway to the pool.
 - Attorney Howard discussed the building code that states (Article III §3.1.1.f.iii): "Cornices, eaves and other similar architectural features: three (3) feet into any required yard." It doesn't mean they would get a 7' variance, it's still a 4' variance, but are allowed up to 3 ft overhang.
 - Thomas Alvarez asked the board if any other questions. No additional questions.
 - Motion to deem application complete and set public hearing for 11 Mar 2025 by Sarah Price, 2nd by Jason Munz.
 - All in favor. Motion approved.
 - Applicant will notify abutting neighbors and return in March.
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There being no further business, a motion to adjourn was made by Jason Munz, 2nd by Sarah Price. All present voted AYE. Motion passed.

Next scheduled meeting will be held 11 Mar 2025.

Meeting closed at 7:25pm.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Zoning Board