

LIVINGSTON PLANNING BOARD

March 05, 2025

The regular meeting of the Livingston Planning Board was held 05 Mar 2025 and opened at 7:00pm with the Pledge of Allegiance.

In attendance:

Robert Bellinger (Planning Board Chair)
Rebecca Harclerod (Deputy Planning Board Chair)
Brian Molinski
Craig Dombrowski
George Weidler
Jeremy Steuhl (Planning Board Secretary)
Michelle Mormile (Town Engineer)

Absent:

John Ross
Stephen Thibeault
George Weidler
Andrew Howard (Planning Board Attorney)

Participants:

- Chris Han
- Chris LaPorta

Correspondence:

None

Minutes:

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

Motion to accept minutes from 05 Feb 2025 by Craig Dombrowski, 2nd by Brian Mollinski. All in favor. Motion approved.

PB-125 - Special Use Permit (Caris Memory Care)

A Special Use Permit for a 12,500 sqft memory care facility and 2,500 sqft office space on Orchard Road, just off of US-9 140.-1-44.1.

- Andrew Howard has recused himself from this application, that is why he was not in attendance.
- Chris Laporta presented their application for a Special Use Permit for a 12,500 sqft memory care facility and 2,500 sqft office space on Orchard Road, just off of US-9 140.-1-44.1.
- Pulled up the preliminary subdivision plan and current site plans on the screen. Discussed that they are planning to subdivide off around ~3.3 acres, with around ~7.89 acre parcel remaining.
- Showed proposed curb cut on Orchard road.
- Met with the health department on preliminary feedback on this project. Will have a well and water supply for this project. There will be a water treatment component to the building.
- Next steps before locking in subdivision lines, they want to finalize utilities and storm water management.
- Chris Han commented that the outbuilding on the plan will be a phase 2 consideration and will not be built out on the initial build. Chris LaPorta pointed out on the drawing the building being discussed.
 - Plan to be a house possibly for visiting family members, staff or possibly excess capacity, but that would least likely potential use.
 - Chris LaPorta said that for SEQRA, we wanted to see it on the drawing to see the overall layout. This would not be part of the initial building permit and would come back at a future date.
- Chris LaPorta showed the utilities plan drawing. Discussed were their preliminary thoughts are for where the well and septic would go.
- Michelle Mormile asked about anticipated wastewater flows less than the 1,000 gallons. Chris LaPorta, said no they will need a DEC SPDES permit. We're going to be over a 1,000 gallons per day.

- Initial testing has initially shown great infiltration rates.
- Chris LaPorta mentioned that he read the recent letter from Michelle Mormile and wasn't concerned that anything would be an issue with this project, but will formally respond.
- Michelle Mormile asked about the comment letter from November. He will provide a comprehensive response to both.
- FEAF is recommended by Michelle Mormile and Chris LaPorta agreed.
- Michelle Mormile recommended that the board have the FEAF in hand before taking any action. Chris LaPorta said he thinks he could turn that around pretty quickly.
- Chris LaPorta asked if a public hearing was required. Robert Bellinger said yes.
- Robert Bellinger talked about the subdivision to be done first before that can be done.
- Robert Bellinger asked if this is a major subdivision. We'll need to find that out and update the application and collect additional fees if necessary.
- Chris LaPorta asked if a public hearing would be required for the subdivision. Robert Bellinger said yes.
- Michelle Mormile commented that it can be done together.
- Chris LaPorta commented that they think they know what their next steps are. They have some work to do to get the utilities sorted, to have that high level of confidence that the boundaries don't need to move at all.
- Columbia County Planning Board (CCPB) would be involved in this project.
- Michelle Mormile stated that you could provide a conceptual SWPPP (Stormwater Pollution Prevention Plan). The county should not have an issue with that.
- Chris LaPorta asked if they had FEAF in for next meeting, could we start the process of declaring lead agency. They would like the Town to be lead agency.
- Town typically would want to determine the application substantially complete before they send to CCPB and declare lead agency.
- Brian Molinski asked how many beds. They are planning for 27 beds (23 bedrooms), since 4 of the rooms will be double occupancy. They consider their full occupancy around ~81-82%. The outbuilding would fall into a more residential concept, it would likely a 4 bedroom (5 max).
- Robert Bellinger asked if they were concerned for possible noise factor, since the property is zoned commercial. Chris LaPorta said it's a development risk that they are aware of. Chris Han said he might look into working something into the purchase contract.
- Chris Han asked what the board's overall impression of this or if they think the public will have significant concern. Chris LaPorta asked about doing a public outreach to let the community know who they are etc. The Planning Board welcomed that idea if they chose to do something like that. Robert Bellinger

commented that they could put up a sign on the property with information about their project for the public to see.

- Chris Han talked about the project, how they are involved in the design all the way to completion and full operation. They plan to have 4 facilities in the Hudson Valley, with Hudson (Livingston) and Hyde Park being the first 2.
- Phil Massaro commented to Chris LaPorta that they should involve the fire department to review the application as well.
- Applicant was advised that they need to submit their driveway permit.
- Applicant will plan to return with updates at the April meeting.

There being no further business, a motion to adjourn was made by Craig Dombrowski, 2nd by Rebecca Harclerod. All present voted AYE. Motion passed.

Next scheduled meeting will be held 02 Apr 2025.

Meeting closed at 8:00pm.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board