

June 04, 2025 Meeting Minutes



Date

04 Jun 2025



Planning Board Members

Present

- Robert Bellinger (Planning Board Chair)
- Rebecca Harclerod (Deputy Planning Board Chair)
- John Ross
- Stephen Thibeault
- Craig Dombrowski
- George Weidler
- Jeremy Steuhl (Planning Board Secretary)
- Andrew Howard (Planning Board Attorney)
- Michelle Mormile (Town Engineer)

Absent

- Brian Molinski
- George Schmitt (Town Engineer)



Participants

- Al Bellenchia
- Jan Bochert
- Seamus Quigley
- Chris Laporta
- Chris Han
- Monserrat Rios
- Fire Chief Jahns



Correspondence

- None

Applications

Public Hearing

- PB-137 - Special Use Permit (Al Bellenchia)
A Special Use Permit to repurpose the existing former restaurant into a retail business use and constructing two new access accessory structures at 3521 & 3519 US-9, Hudson, NY 12534 140.-1-7.3 & 140.-1-6.3.

Old Business

- PB-125 - Special Use Permit (Caris Memory Care)
A Special Use Permit for a 12,500 sqft memory care facility on Orchard Road, just off of US-9 140.-1-44.1.
 - PB-132 - Subdivision (Caris Memory Care)
A major subdivision to create 2 parcels on Orchard Road, just off of US-9 140.-1-44.1.

New Business

- PB-139 - Site Plan Approval (Seamus Quigley)
Site plan approval to build a two-story barn on property located at 945 County Route 10 Hudson NY 12534, 160.-1-66.

Minutes

- Meeting started with the Pledge of Allegiance at 19:00.
- Roll call at 19:01.
- Motion to accept minutes from 07 May 2025 George Weidler, 2nd by Craig Dombrowski.
- All in favor. Motion approved.

PB-137 - Special Use Permit (Al Bellenchia)

- Motion to open the public hearing for application PB-137 was made by Craig Dombrowski, 2nd by John Ross. All in favor. Motion approved.
- Public hearing opened at 19:02.

- Al Belenchia presented his Special Use Permit to repurpose the existing former restaurant into a retail business use and constructing two new access accessory structures at 3521 & 3519 US-9, Hudson, NY 12534 140.-1-7.3 & 140.-1-6.3.
- Purchased property at 3521 Route 9. Moving their entire restore operation to that site.
- Would like to add 2 buildings. A prototype of their new model house to use as a show room and administrative offices and a metal building to house construction gear and trucks.
- Funding is coming from a grant from the NYS.
- Believe they have addressed all concerns by the board and consulting engineer. Would like to move in by Fall 2025.
- Applicant provided copies of mailing receipts.
- Robert Bellinger asked if the public had any questions. No one from the public.
- Robert Bellinger asked if the board had any questions. Board does not.
- Robert Bellinger asked about the letter from the DOH. Jan said they are addressing that and it is still under review. They are in conversation with the DOH and are awaiting final approval.
- Applicant provided receipts of notifying abutting neighbors.
- Motion to close the public hearing was made by John Ross, 2nd by George Weidler.
- All in favor. Motion approved.
- Public hearing closed at 19:05.
- Robert Bellinger asked how many employees. They currently have 16 and do not plan to grow.
- Attorney Howard read through the SEAF part 2.
- All answers are No or Small Impact.

[PB-137 SEAF Part 2 and 3](#)

- Motion to accept negative declaration made by Craig Dombrowski, 2nd by Rebecca Harclerod. All in favor, motion approved.
- Attorney Howard provided a proposed resolution to the board.

[PB-137 Resolution](#)

- Motion to accept the resolution with condition that DOH has final approval of the septic and survey map submitted to the Planning Board Chairman to stamp the approval of the lot merger was made by Stephen Thibeault, 2nd by Craig Dombrowski.
- All in favor, motion approved.

PB-139 - Site Plan Approval (Seamus Quigley)

- Seamus Quigley presented his site plan approval to build a two-story barn on property located at 945 County Route 10 Hudson NY 12534, 160.-1-66.
- Would like to build a 2 story barn on his property for tools, storage etc.
- Robert Bellinger asked for a sketch plan. Seamus said he dropped off revised maps a month ago to the CEO. They were thought to be put on the PB desk. Jeremy Steuhl stepped out and went up to the office to check and could not find the maps.
- Attorney Howard stated this should be a special use permit as this is considered a accessory structure #2, being the size is 1500' sqft or greater, not because it is a two-story barn.
- The applicant was instructed to submit a revised application for a special user permit, to send in a new copy of the maps, along with PDF of the map and return in July.

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

& PB-132 - Subdivision (Caris Memory Care)

- Attorney Howard has recused himself from this application.
- Chris Laporta presented updates on the major subdivision to create 2 parcels and a Special Use Permit for a 12,500 sqft memory care facility on Orchard Road, just off of US-9 140.-1-44.1.
- Started at page C130 of the site plan. Added a second curb cut so that people could drive right through. Reconfigured parking to move it away from the building.
- Chris Laporta said he spoke with Fire Chief and made changes based on the input. Fire Chief Jahns acknowledged that.
- They sent over a new document related to parking studies earlier today, which the board has not reviewed yet. Hard copies were provided by the applicant to the board members.
- The intention is to have 30 parking spots.
- Chris Han surveyed about 6 similar operations and they all came in with about .5/.7 parking spaces per bed. They think 30 spots is well above similar operations. The residents are not capable of driving, so they will not have vehicles parked on site for the actual resident.

- Nursing homes have many more spots, because of the higher professional ingress/flow, as well as patients in/patients out. They have higher transactional and much more labor intensive operation, than what their proposed plan is.
- Robert Bellinger advised the applicant to amend their driveway permit for the additional curb cut now. Plus a new driveway permit for the lot they are subdivided. Fire Chief Jahns said that the new layout is ok.
- Applicant was instructed to also put in a driveway permit for the lot that is being subdivided off from this plan.
- Robert Bellinger asked if the board has any questions about parking.
- Conversation went back and forth regarding employee staffing and parking.
- Stephen Thibeault asked about staffing. They will have a 29 bed footprint, but plan to not have double occupancy as a standard, so more like 24 beds occupancy. With that said max staff, 10-11 at any one time, with likely 2-3 at night.
- Fire Chief Jahns commented on having to respond to fire calls in the middle of the night, which means, 1 employee has to meet him at the door, then only 1-2 employees left to attend to all of the residents. Regards to parking, also discussed snow storms and potential of losing a number of parking spots, due to snow removal. Chris Han said they are flexible enough to change staffing at night to meet additional need.
- Michelle Mormile asked about the staffing from the new project narrative. Chris Han commented that they plan to staff 4:1 ratio.
- Robert Bellinger asked if they have to be licensed by the state. Chris Han said yes. They have 2 people working with them for licensing.
- Robert Bellinger asked if patients are locked in their room at night, Chris Han said no. Concern possibly that they walk out in the middle of the night and pull fire alarms. Chris Han said they have 30 second audio alarm, before it triggers the primary alarm, to prevent that from happening. Rounds at night will also factor into that.
- John Ross asked about cameras. Chris Han said they have look in/look out surveillance. They are not monitored by an individual at all times. They will not have a 24 hours manned surveillance station. Other systems will be on motion activated to alarm staff of potential issues.
- Stephen Thibeault is also concerned about staffing at night and agrees with Fire Chief Jahns' comments.
- Chris Han will have an evacuation plan. They will have 3 ingress/egresses.
- George Weidler stated that he thinks this should fall under what a nursing home requires.
- Jeremy Steuhl commented about activity with the state. The state, as well as the CEO both agreed, it should be up to the AHJ (Authority Having Jurisdiction).

- The Board thinks they should be held to the nursing home standard at 1.5 spots per bed. If they would like to pursue a waiver, they would have to go to the ZBA. Chris Laporta will look at the plan and thinks he can add more parking to try and increase the number of spaces.
- Chris Laporta commented on the update from the BOH. They have added a second well. Need to secure a protective easement that states a septic cannot be built within the 200' circle on abutting property.
- Robert Bellinger asked about the new well and if it's close to the one, what will happen if one well is contaminated. Stephen Thibeault commented that it's not really an issue as the way they are cased these days.
- Monserrat Rios provided some additional documents for the board.
- Chris Laporta commented on lighting. The fixtures aren't set yet, but the intent is that lighting will have a motion sensor on it, where the lights will get brighter.
- Chris Laporta commented that there is a sign in the plan. It is intended to be lit. The sign is not exact, but a example of the type of sign they would like to install. Chris Han commented that there will also be pathway lighting. All lighting will be dark sky compliant.
- Maintenance, lawn care and snow removal are planned to be subcontracted out. They plan to hire a full time maintenance person as well that will rotate between other facilities.
- John Ross asked if there was a secure room to handle any cases where violence is an issue. Chris Han said there is common spaces in each wing that could be used for that or to utilize the residents room.
- Chris Laporta said they are still waiting on bald eagle nest letter. They have submitted it. They also got clearance from DEC for wetlands and that letter has been forwarded to the board.
- Robert Bellinger wants the applicant to update their plans to be consistent, including staff, parking, before we can send to the CCPB for review.
- Applicant will provide an updated plan with the definitive answers to the open questions and provide back to the board ASAP.
- Chris Han would like a copy of invoices that have come through for this project. Jeremy Steuhl will provide.
- Robert Bellinger requested an additional \$3000 for escrow replenishment.
- Applicant will plan to return to the July meeting with updates to their application.

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

- Next scheduled meeting will be held 02 Jul 2025.
- Meeting closed at 21:00.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board

DRAFT