

LIVINGSTON PLANNING BOARD

May 07, 2025

The regular meeting of the Livingston Planning Board was held 07 May 2025 and opened at 7:00pm with the Pledge of Allegiance.

In attendance:

Robert Bellinger (Planning Board Chair)
Rebecca Harclerod (Deputy Planning Board Chair)
John Ross
Stephen Thibeault
Craig Dombrowski
George Weidler
Jeremy Steuhl (Planning Board Secretary)
Michelle Mormile (Town Engineer/C&A)

Absent:

Brian Molinski
Andrew Howard (Planning Board Attorney)
George Schmitt (Town Engineer/CPL)

Participants

- Chris Laporta
- Monserrat Rios
- Chris Han
- Celia Baruchin
- Al Bellenchia
- Jan Bochert
- Don Hills
- Fire Chief Jahns

Correspondence

None

Minutes

Moment of silence was held for Robert "Bobby" Stickles Jr who recently passed away.

Roll call at 7:01pm.

Motion to accept minutes from 02 Apr 2025 was made by Craig Dombrowski, 2nd by Rebecca Harclerod. All in favor. Motion approved.

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

& PB-132 - Subdivision (Caris Memory Care)

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

- Chris Laporta, Chris Han, Celia Baruchin and Monserrat Rios presented updates on the project.
- Pulled up the general site plan on the screen. Chris Laporta discussed some of the changes.
 - Parcel is still in the same general size at 3.5 acres.
 - Moved the 2 story building, to give it some separation from the main building.
 - We created a little bit of separation between the buildings and we reconfigured the parking a little bit to put a fire truck turnaround here.
 - Added area for refuse enclosure.
 - Acknowledged that there was feedback on the turn around for the fire trucks. Happy to make those changes and expand the radii.
 - Slight change to the footprint of the building, with the courtyard being adjusted, but generally the same layout.
- Reviewed the utilities plan.
 - Size of the septic is much larger than first iteration.

- Now proposed as a 3 bed system, with a valve box to be able to shut down individual beds if needed.
- Sized based on hydrocad calculations as on infiltration basin.
- Will plan to submit a full SWPPP and engineers report.
- Site is Hoosic sand and gravel. Which is good for percolation.
- Pretty comfortable with the preliminary testing of the soil.
- Reviewed comment letter from C&A.
 - Plans now reflect 29 rooms. Therefore would require 43 spaces as required per code. The applicants plan is for 33 spaces.
 - Caris prepared a letter regarding parking and submitted to the board requesting a variance for the total number of parking spaces needed. [parking space letter.pdf](#)
 - Chris Han spoke about how they came up with a revised number of spaces using a formula that they've used in the past in this industry. As a result, they come up with 24 spaces. Would like to have a variance on the 1.5 spaces required.
 - Robert Bellinger asked where front door is. Chris Han pointed out where it is. Robert Bellinger is concerned about parking being in front of the main entrance. Chris Han pointed out on the map where ambulance can access the building, where there's a covered area, that is on the side of the building.
 - Chris Laporta acknowledges that the circle was designed around a smaller truck and will revisit that. It was designed based on Appendix D of the Fire Code.
 - Deliveries would be sent to the covered side entrance, not a loading dock. Chris Han said they normally will require smaller trucks from the vendors they work with, since they are a smaller facility.
 - Robert Bellinger asked about having another curb cut. They hadn't thought about it, but will consider if it makes sense.
 - Fire Chief Jahns commented the parking area is too close to the building, especially with electric cars.
 - Fire Chief Jahns asked about where water will be stored, if there's generators etc so that they know where everything is and if will support the sprinkler system.
 - Chris Han stated their current heating/cooling plan will be electric.
 - Chris Han says they have plans for a propane tank underground for a generator. They are still designing the required kWh needed.
 - Robert Bellinger asked if there's going to be enough acreage to fit everything in for their plans.

- Chris Han stated that if they don't have enough, they will drop the phase 2 building proposal. Possibly could then shift some parking around to the side.
- Chris Laporta thought they could get a second curb cut in there without issue that would address the turn around issues for large trucks.
- Michelle Mormile commented that this is a site plan review and propane tanks and water tanks should show on the plan.
- Robert Bellinger commented that they should contact neighboring properties for flow rate. They have checked with Smith's.
- Michelle Mormile said you'll need to have a redundant well since this is a public water supply system.
- Chris Han commented on the letter that was provided from OG NY and that it must be sprinklered etc.
- Chris Laporta will work on well location and they feel pretty comfortable with the 3.50 acres that they'll have enough land.
- Michelle Mormile asked about patient to staff ratio, if it was going to be 1:1. Chris Han said no.
- Applicant will return at the June meeting with revised plans to address C&A and Fire Chief Jahns' concerns.

PB-137 - Special Use Permit (Al Bellenchia)

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

- Al Bellenchia presented updates on the project.
- Since we were here last, we've substantially resolved and plan to address the questions and comments in his original letter. We've consulted with George Schmitt. We've consulted with the Department of Health regarding the septic issues, and we believe we've successfully resolved most of the issues and questions that came up.
- Jan Bochert provided updated paper maps to go with the PDF they had previously provided.
- Al Bellenchia discussed the main use of the site, where existing building will do some internal work. Then use state money to construct the 2 accessory buildings.
- Successful in getting DOH in taking leadership on the septic design. They expect that to be ready in the next 1-2 weeks.
- Ice cream stand will not be operated as such and will be used as storage building.

- Robert Bellinger asked if old shed would be torn down. Al answered yes.
 - Went through the engineer comment letter. All comments have been addressed.
 - John Ross asked if they had to go to Greenport, since part of the property is in Greenport. We have to notify Greenport of the project.
 - Question about whether they need a lot line adjustment application. Will need to discuss with Planning Board Attorney.
 - Jan Bochert addressed that the change in intensity of use, will actually be less than what the previous use. Robert Bellinger asked if we had to do that before when it went from the school to the restaurant. It was unknown. We need to ask Planning Board attorney on whether this has to be sent to DOT.
 - Motion to deem application substantially complete and schedule public hearing for 04 Jun 2025 by Craig Dombrowski, 2nd by George Weidler. All in favor. Motion approved.
 - Don Hills asked about moving forward with septic if approved by DOH. We will need to discuss with the Town Attorney. Will follow up on that and the potential lot line adjustment.
 - Applicant will return for the June meeting and notify abutting neighbors.
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PB-139 - Site Plan Approval (Seamus Quigley)

Site plan approval request to build a two-story barn on property located at 945 County Route 10 Hudson NY 12534, 160.-1-66.

- Seamus Quigley did not appear to present his site plan.
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There being no further business, a motion to adjourn was made by John Ross, 2nd by Rebecca Harclerod. All present voted AYE. Motion passed.

Next scheduled meeting will be held 04 Jun 2025.

Meeting closed at 8:16pm.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board