

July 02, 2025 Meeting Minutes



Date

02 Jul 2025



Planning Board Members

Present

- Robert Bellinger (Planning Board Chair)
- Rebecca Harclerod (Deputy Planning Board Chair)
- John Ross
- Craig Dombrowski
- Jon Hardy
- Jeremy Steuhl (Planning Board Secretary)
- Andrew Howard (Planning Board Attorney)

Absent

- Brian Molinski
- Stephen Thibeault
- George Weidler
- Michelle Mormile (Town Engineer)



Participants

- Adam Steeneck
- Matt Bowe



Correspondence

- None

Applications

Public Hearing

- None

Old Business

- None

New Business

- PB-147 - Lot Line Adjustment (adam steeneck)
Lot line adjustment application to settle property boundary on Black Bridge Road for lots 182.00-01-34 and 182.00-01-22.

Minutes

- Meeting started with the Pledge of Allegiance at 19:00.
- Roll call at 19:01.
- Motion to accept minutes from 04 Jun 2025 was made by John Ross, 2nd by Rebecca Harclerod.
- All in favor. Motion approved.
- Discussed some open projects and upcoming business.

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

- Caris did not reply to this month's call for agenda. They have also NOT paid the additional \$3000 escrow required by the Planning Board from the June meeting. We will also need to get an additional escrow check on top of that, as we have received additional bills. Motion to require an additional \$3000 in escrow was made by Craig Dombrowski, 2nd by John Ross. Robert Bellinger stated that until we receive the additional escrow checks, they cannot be on the board agenda.

PB-59 - Lot Line Adjustment (Robert Ihlenburg/Black Bridge LLC)

- Robert Ihlenburg has not come in, not responded to inquiries for 3 months in a row. Motion to cancel the application as abandoned and be removed from

agenda by Craig Dombrowski, 2nd by Rebecca Harclerod. All in favor. Motion approved.

- Short-Term Rental permit requests are coming in. Expect to have permit requests presented to the board in upcoming meetings.

PB-147 - Lot Line Adjustment (adam steeneck)

- Adam Steeneck and Matt Bowe presented a Lot line adjustment application to settle property boundary on Black Bridge Road for lots 182.00-01-34 and 182.00-01-22.
- Clearing up an 80 year old property line dispute. Owner of the Egan property inadvertently surveyed his property many years ago, who was not a licensed surveyor and claimed 2.7 acres of the Steenbeck's property. The map was filed as is.
- Phil Massaro in 1999 or 2001 resurveyed the Egan property, which is about 80 acres and used that map as his source map. Essentially, in the process of selling the property now and it doesn't get a clear title because of this. In lieu of taking the other property owners to court, they have agreed to a lot line adjustment.
- Robert Bellinger asked if there's 3 lots. Matt Bowe confirmed that there's only 2 lots.
- Egan has agreed to turn the property over to Steeneck, versus having to go to court. No new lots created, just an adjustment to the boundary line.
- Matt Bowe stated he would update the map to reflect all of the property owners names.
- Owner consent has been provided from all parties involved.
- Everyone has agreed to this adjustment. Gates/Egan will need to have their deed updated to reflect their release of the property.
- Attorney Howard read through the SEAF part 2.
- All answers are No or Small Impact.

[PB-147 SEAF Part 2 & 3](#)

- Motion to accept negative declaration made by John Ross, 2nd by Craig Dombrowski. All in favor, motion approved.
- Motion to accept as complete with the condition that the map is updated with the proper names, by Rebecca Harclerod, 2nd by John Ross. All in favor. Motion approved.
- Applicant will provide new maps with the updated names to be stamped and signed by the Planning Board Chairman.

-
- There being no further business, a motion to adjourn was made by John Ross, 2nd by Jon Hardy.
 - All present voted AYE. Motion passed.
 - Next scheduled meeting will be held 06 Aug 2025.
 - Meeting closed at 19:18.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board

DRAFT