September 10, 2025 Meeting Minutes

📅 Date

10 Sep 2025

👥 Planning Board Members

Present

- Robert Bellinger (Planning Board Chair)
- Rebecca Harcleroad (Deputy Planning Board Chair)
- John Ross
- Stephen Thibeault
- Craig Dombrowski
- Jon Hardy
- Jeremy Steuhl (Planning Board Secretary)
- Michelle Mormile (Town Engineer)

Absent

- Brian Molinski
- George Weidler
- Andrew Howard (Planning Board Attorney)

👬 Participants

- Andrew Horlock
- Robert Ihlenburg
- Frank (Chansog) Kim
- John Hubbard
- Greg Kline
- Alexander Madey

✉️ Correspondence

- Caris Memory Care escrow has been received.
- PB-152 - Special Use Permit (Fumbo Realty, LLC) Board Review Is not prepared for the September meeting and asked to postpone until the October meeting.

- PB-158 - Short-Term Rental Permit (David Sklar) Board Review Due to the date change for the September meeting, applicant could not make the meeting and requested to be on the October agenda.

📋 Applications

📢 Public Hearing

- None

💼 Old Business

- PB-156 - Site Plan Approval [Chansog Kim]
  A Site Plan Review for construction of a commercial greenhouse for cannabis growing at 3461 State Route 9 Hudson, 140.-1-17.200
- PB-161 - Subdivision (Walker Family Land, LLC)
  A Major Subdivision application to create 4 parcels of off Old Route 82. 152.-1-16.3

➕ New Business

- PB-159 - Subdivision (Gregory T Kline)
  Subdivision application to create 2 parcels (7.132 acres & 2 acres) at 667 County Route 31. 150.-1-14
- PB-167 - Lot Line Adjustment [Hopedale Farm LLC and Gregory J. Kline]
  A Lot Line Adjustment application to remove 0.245 acres from 150.-1-9 and add it to 150.-1-14 at 667 Route 31.
- PB-165 - Site Plan Approval [Emily Kress]
  A Site Plan Review application to build a 720 sqft accessory apartment at 4 Orchard Road 140.-1-2.120.
- Planning Board Approval of private road name “Partridge Run Rd” off of Schneider Rd.

⏰ Minutes

- Meeting started with the Pledge of Allegiance at 19:00.
- Roll call at 19:01.
- Motion to accept minutes from 06 Aug 2025 was made by Craig Dombrowski, 2nd by John Ross.
- All in favor. Motion approved.

PB-161 - Subdivision (Walker Family Land, LLC)

- Andrew from Kaaterskill Associates presented updates for a Major Subdivision application to create 4 parcels of off Old Route 82. 152.-1-16.3
- Submitted a full engineering set and subdivision plat.
- Concern about wetlands on southwest portion of the property. Mis-spoke at last meeting and they did not submit wetland JD. To counteract that, they have moved all construction activity outside the 100 foot buffer that the DEC would have.
- Lot #3 driveway access, which is the flag lot. Have about 515 ft of driveway. To bring up to fire code standard, they installed the hammerhead turn around and pull off.
- Robert Bellinger asked width of pull off. Additional 10-12 feet and the length is about 50'. Turnaround has been designed against fire code standard.
- Structures on map are existing structures, not on their property. It is close to the property line, but it's not theirs. It has collapsed. They are both collapsed actually.
- Michelle Mormile asked about the field survey being completed. Yes, it has been. This is the current map.
- Map still says "Not a boundary survey" in the notes. It actually is the boundary survey and that note will be removed. It was left by mistake.
- Rebecca Harcleroad asked about the land and if it will be cleared. In the engineering package provided, there is a line to indicate proposed area of disturbance.
- Robert Bellinger asked if they were gong to sell the lots. The client is wanting to keep lots 3 & 4 and potentially sell lots 1 & 2. Nothing is set in stone.
- Robert Bellinger asked if the map needs to be updated before we set a public hearing. He would like to see the dimensions noted on the map. He can put that on the engineering drawings.
- Board reviewed the engineering drawings package.
- Robert Bellinger asked about the existing garage. The owner is not sure if they are going to keep it or not. It does not look like it meets the setback, but it is existing already. Andrew said if needed, he does not think it would be an issue to tear it down.
- Robert Bellinger asked if we had enough to set a public hearing. Motion was made to deem application substantially complete, was made by Craig Dombrowski and 2nd by Stephen Thibeault. All in favor. Motion approved.
- Public hearing will be set for 01 Oct 2025. Applicant will notify abutting neighbors.

PB-156 - Site Plan Approval [Chansog Kim]

- Robert Ihlenburg surveyor, along with Mr. Kim, Attorney and their project manager John Hubbard presented updates for their application for Site Plan Review for construction of a commercial greenhouse for cannabis growing at 3461 State Route 9 Hudson, 140.-1-17.200
- Letter from Town Engineer was commented on and sent back in for review.

- Robert Bellinger asked why the sign wasn't put up. They will once they have a public hearing date.
- Robert Bellinger is not ok with setting a public hearing for this application until everything has been reviewed that was recently sent in. I would not expect to there to be a public hearing until at least November.
- Robert Bellinger wants to make sure that the big residential area has plenty of time to be notified of what is going on. John Hubbard said they can put the sign up immediately. Robert Bellinger wants to make sure the letter of intent is available to the public.
- Michelle Mormile commented that they haven't really had a lot of time to review the some of the updated documents since they were provided yesterday.
- Robert Bellinger wants to know about the air scrubber and the efficiency and how good it works. John Hubbard said it's a carbon filter and it's a detergent. Robert Bellinger asked if other greenhouses are using these and John Hubbard said yes, they are being used in NY. They will provide more detail on these.
- Michelle Mormile asked if it's attached to the greenhouse? Answer is yes.
- Robert Ihlenburg commented on the wetlands question. There is wetlands in the area as indicated on the DEC mapper, but not in the site of the are of the greenhouse.
- Michelle Mormile said that the SEAF needs to be updated to reflect that there are wetlands in the area. She discussed with Robert Ihlenburg.
- Michelle Mormile also commented that the documents you submit should all match.
- Frank Kim also commented on issue with wetland. The greenhouse is planned to be more than 240 feet away from the wetland.
    - Michelle Mormile commented that there is a proposed septic that is close to some of the proposed wetlands.
- Frank Kim said his civil engineer will provide more detailed.
- Craig Dombrowski asked if they had a license to grow. John Hubbard said yes, they have a ICM permit to grow.
- Robert Bellinger said, answer these open questions and then come back next meeting.
- Robert Bellinger asked if the board had any additional questions.
- Frank Kim asked if a public hearing could be done sooner, before November. Robert Bellinger answered no. Wants to make sure the residents have plenty of time and make sure this is done right.

PB-159 - Subdivision (Gregory T Kline)

PB-167 - Lot Line Adjustment [Hopedale Farm LLC and Gregory J. Kline]

- Greg Kline presented his Subdivision application to create 2 parcels (7.132 acres & 2 acres) and related Lot Line Adjustment application to remove 0.245 acres from 150.-1-9 and add it to 150.-1-14 at 667 Route 31 150.-1-14

- Parcel is currently owned by him and his son. No change in use to the property. He wants to subdivide off 2 acres with the home for his son. He will remain owner of the remaining part of the parcel.
- Would also like to do lot line adjustment. To add a small Ag building possibly in the future and it would be too close to the property line. This adjustment would give them the amount of property needed to meet setbacks.
- Robert Bellinger asked if we had enough to set a public hearing. Motion was made to deem application substantially complete, was made by Rebecca Harcleroad and 2nd by Stephen Thibeault. All in favor. Motion approved.
- Public hearing will be set for 01 Oct 2025 . Applicant will notify abutting neighbors.

PB-165 - Site Plan Approval [Emily Kress]

- Alexander Madey presented a Site Plan Review application to build a 720 sqft accessory apartment at 4 Orchard Road 140.-1-2.120.
- Wants to put a little accessory apartment on back side of their property. He pointed out where everything would be on the property (well, septic, driveway, house etc).
- Robert Bellinger asked to show to the board the building layout. 720 sqft building. New construction, 1 bedroom, single story.
- Craig Dombrowski commented that it's off the beaten path.
- Rebecca Harcleroad asked to bring the map back up on the screen. Craig Dombrowski asked where the main house is on the map. Alexander Madey pointed it out.
- Robert Bellinger asked if had approval for septic and well. His engineer is currently working on that.
- Michelle Mormile wanted to know if the board was accepting the map as a site plan. Robert Bellinger said it's kind of hard to read, since it's not like a traditional survey type map.
- Michelle Mormile asked if the highway dept should review the driveway access. A driveway permit has already been submitted and given to the highway dept.
- Alexander said he could probably get a survey map, which was done about 30 years ago.
- Michelle Mormile said your engineer should provide a map for the site plan.
- Robert Bellinger would like him to return in October, for when the Board Attorney will be present.
- Craig Dombrowski thought they should clean up the site map a little, include distances to property lines.
- Robert Bellinger commented to do that and return for the 01 Oct 2025. Alex will plan to return in October.

Planning Board Approval of private road name "Partridge Run Rd" off of Schneider Rd.

- Columbia County 911 sent in a letter about the name of this road. What County 911 has, it's called Partridge Run Estate. The Post Office has the road as Partridge Run Rd and the road sign just says Partridge Run.
- County 911 suggests that the road should be named Partridge Run Rd. The County will update their system, the Post Office will go as-is and if the residents on this private road, they could purchase a new sign.
- Motion to set road name as Partridge Run Road, was made by John Ross, 2nd by Rebecca Harcleroad.
- All in favor, motion approved.

- Robert Bellinger mentioned to the board that if you have an opportunity to do so, that prior to meetings, the board members should drive by project sites before meetings. To give them a better idea of what it looks like etc.
- There being no further business, a motion to adjourn was made by Stephen Thibeault, 2nd by Craig Dombrowski.
- All present voted AYE. Motion passed.
- Next scheduled meeting will be held 01 Oct 2025.
- Meeting closed at 19:43.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board