

November 05, 2025 Meeting Minutes



Date

05 Nov 2025



Planning Board Members

Present

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

Absent

- Brian Molinski



Participants

- Patrick Prendergast
- Frank (Chansog) Kim
- Jeff Hubbard
- Sloan Schaffer
- Steve Bogdanfey
- Charles Webber
- Anthony Stemkowski
- Ian Bullis
- Fire Chief Jahns



Correspondence

None

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-174 - Special Use Permit [Sunfair Farm LLC]
A Special Use Permit application to host small and medium-sized events at our barn located at 210 Cold Spring Road 150.-1-33.11.
- PB-152 - Special Use Permit [Fumbo Realty, LLC]
A Special Use Permit for an ice cream stand and farmers market at 669 CR-2 Elizaville, 201.-1-32.100.

New Business

- PB-172 - Subdivision [Charles & Felicia Webber]
A Major Subdivision application to create 4 parcels of off Maple Lane at 170.-2-6.122
- PB-184 - Lot Line Adjustment [Anthony Stemkowski]
A Lot Line Adjustment application at Summerside Avenue to adjust lot 5's (201.8-3-15) property line to include a garage and well head, which currently spans two lots and occupies a right-of-way. Consolidate two rights-of-way for Lot 15 (201.8-3-20) into one. Extend Lot 3's (201.8-3-21) property line to the new right-of-way and eliminate Lot 4 (201.8-3-16).
- PB-186 - Special Use Permit [Ian Bullis]
A Special Use Permit application to build a 1650sqft garage/shop/barn, accessory structure type 2 at 1634 Blue Hill Rd, 170.-1-18.121.

Minutes

- Meeting started with the Pledge of Allegiance at 19:00.
 - Roll call at 19:01.
 - Motion to accept minutes from 01 Oct 2025 was made by George Weidler, 2nd by Stephen Thibeault.
 - All in favor. Motion approved.
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PB-156 - Site Plan Approval [Chansog Kim]

- Pat Prendergast, along with Mr. Frank Kim and Jeff 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
- Addressed question about access to Rt 9. Electronic copy of deed is provided and there's a 50' right-of-way to access the property.
- Pat Prendergast brought up new map. Discussed fence height change from 10' to 8'. Said it's up to the board if they want more or less.
- CEO provided interpretation to the code and determined the Planning Board should have final say.
- Attorney Howard asked what type of fence. Chain link fence, without barbed wire or razor wire on top.
- Met w/ Heath Dept and did soil tests. They like the plan for the septic system. Robert Bellinger asked if it would be raised bed. Yes, it's proposed to be raised. Good for 220 gallons a day. Robert Bellinger asked what goes into the septic system? Not fertilizers or anything? Only thing that would go in there is toilet use and washing hands. Jeff Hubbard commented that the plants are all organic.
- Robert Bellinger asked if they had a place to get septic gravel. He said yes.
- Pat Prendergast believes they've answered all the questions from the engineer report.
- Pat Prendergast commented about the question about the noises of the scrubbers. The units are inside and you won't hear them outside. They basically have a low hum, not more than 60db. Like an air purifier, but a commercial grade. You won't be able to hear it outside the greenhouse.
- There will be greenhouse/barn fans as well for hot days, which will also have a hum, but over 700 ft away which is the nearest residence, it would be very difficult to hear. They will only be needed during summer if the temps are too high.
- Craig Dombrowski asked about exhaust fan from greenhouse, will it exhaust the smells. No, they are doing 2 stages of air cleansing interior and anything that is exhausted into the atmosphere will contain no smells.
- Robert Bellinger asked about any local greenhouses using these scrubbers that we could contact? Jeff Hubbard did provide 3 places, but they are not local.
- Robert Bellinger asked about workers inside and wearing PPE. Yes, they will, throughout the whole greenhouse not only for the worker, but to protect the plants from outside contaminants. Pat Prendergast said there are greenhouses in Copake. Robert Bellinger asked if they use the air scrubbers. Pat Prendergast did not think they even used them.
- Attorney Howard asked about meeting w/ the Fire Chief. Jeff Hubbard said he has been out and they took care of it. Fire Chief Jahns asked about the fence dimensions from the greenhouse and they haven't provided that yet. We have provided electronic doc, but will provide a paper copy for him.
- Robert Bellinger asked about the number of cycles. 3 cycles a year, and about 3 weeks out of each cycle, would be when the smells would be a concern. The air scrubbers will be running all year round, regardless if they are necessary.

- Michelle Mormile commented on the scrubbers, that they were above and beyond what the industry is doing.
- Robert Bellinger asked if the board had any questions and ready for public hearing.
- Motion to deem application substantially complete and schedule for public hearing was made by John Ross 1st, Stephen Thibeault 2nd.
- All in favor, motion approved.
- Motion to refer to county planning was made by Rebecca Harclerod, 2nd by Stephen Thibeault.
- All in favor, motion approved.
- Applicant will notify abutting neighbors and return 03 Dec 2025 for a public hearing.

PB-174 - Special Use Permit [Sunfair Farm LLC]

- Sloan Schaffer presented a Special Use Permit application to host small and medium-sized events at his barn located at 210 Cold Spring Road 150.-1-33.11.
- Andrew Howard has recused himself from this application.
- Michelle Mormile commented that she received the updated documents provided yesterday, and she hasn't had a chance to review those.
- Sloan Schaffer discussed his plan. Put up the updated site plan on the screen.
- Robert Bellinger stated, that you have events planned and they can't be scheduled until the application is approved. Sloan understands that.
- Sloan Schaffer said he can have the Fire Chief come out and CEO come out to take a look.
- Michelle Mormile commented that a licensed professional should sign/stamp the map. Sloan Schaffer said, he did use previous drawing. He removed the previous surveyors signature/seal. He will need to get it signed/stamped. Sloan asked if surveyor or engineer has to do that. Michelle Mormile said either, typically it's a engineer.
- Robert Bellinger asked about combining the lots to meet the setbacks. Should do that or have an easement to allow access to the parcel. Sloan Schaffer does own both parcels, but it should still be done. George Weidler suggested that they combine the lots, it would be easier. Sloan Schaffer said that he would likely do a lot line adjustment and combine the lots.
- Sloan Schaffer asked if there was anything else that he should work on before the next meeting. Michelle Mormile commented, there was questions about wetlands on the property. Sloan Schaffer will need to determine if DEC have jurisdiction on either parcel.
- Michelle Mormile asked about the bathroom and kitchen. Sloan said it can't handle the volume, that's why they will have temporary bathrooms brought in. The plan would be to lock the bathroom door and the kitchen would not be available to use during the events by the people for the event. They have ordered a door, that will be sliding across the kitchen area to block off access.
- Michelle Mormile asked how water is being supplied for the caterer. Sloan said he's not sure about his well, but in the past he's used bottled water. Michelle Mormile

recommend that he determine the capacity, regardless of whether the water would be used. There is a treatment system on the well, but don't know the specifics of the well.

- Applicant will plan to return in December meeting with updates.
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PB-152 - Special Use Permit [Fumbo Realty, LLC]

- Steve Bogdanfey presented updates for a Special Use Permit for an ice cream stand and farmers market at 669 CR-2 Elizaville, 201.-1-32.100.
 - Robert Bellinger commented on the site plan map. There's 3 entrances in/out, but on the plan there's a 4th at the end of the apartment house. It's not on the map.
 - Robert Bellinger talked about the septic system on the top of the map, what does it service? Steve said it serves all of the buildings on the property. Robert Bellinger wants to know where the lines are, the size of the tanks etc.
 - Attorney Howard provided a comment letter to Steve, regarding the map.
 - Attorney Howard asked Michelle Mormile about other findings. She said, yes that was some items on the SEQRA form, but since there's no disturbances, she did not believe they would need to do anything.
 - There's a dumpster on the map also, that appears to be on a leach field...Is that leach field still being used? Should have a letter that states the leach field is not used or if it is being used, that should be relocated or addressed by their engineer.
 - Applicant will plan to return in December meeting with updates.
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PB-172 - Subdivision [Charles & Felicia Webber]

- Charles Webber presented a Major Subdivision application to create 4 parcels off Maple Lane at 170.-2-6.122.
 - Attorney Howard commented. There's a number of technical items that need to be addressed on the map and updated.
 - Robert Bellinger solar panels are not shown on the map. Some of the adjoining property owners are not correct, because they have changed.
 - Private road will be required and needs to be reviewed by the Highway Supervisor. Need site distance approved for a private road to come out on Maple Lane.
 - Attorney Howard would like a private road maintenance/repair agreement.
 - Robert Bellinger provided marked up map and letter to Charles Webber to review and fix up.
 - Applicant will plan to return at the December meeting with updates.
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PB-184 - Lot Line Adjustment [Anthony Stemkowski]

- Anthony Stemkowski presented a Lot Line Adjustment application at Summerside Avenue to adjust lot 5's (201.8-3-15) property line to include a garage and well head, which currently spans two lots and occupies a right-of-way. Consolidate two rights-of-way for Lot 15 (201.8-3-20) into one. Extend Lot 3's (201.8-3-21) property line to the new right-of-way and eliminate Lot 4 (201.8-3-16).
- Anthony and his wife own all of the properties. He wants to clean up what he thinks is a mess.
- Robert Bellinger asked if he plans to sell any of the lots. Anthony said no. One still would have a garage and needs repair which he is working on.
- Robert Bellinger asked if the board has any questions. No questions.
- Attorney Howard asked if the center lot is basically going away. Yes, it's currently vacant.
- George Weidler asked about the lot across the road and combining it. Anthony said it already is by the deed. Lot 15 and lot 16 reflects that it is one lot/one tax map. This line should be removed from the map.
- Robert Bellinger would also like the map to be updated to reference the lots as "A", "B", "C" etc. Anthony used the lot numbers from the tax maps.
- Attorney Howard asked if the board would like to waive a public hearing. Robert Bellinger said yes.
- Motion to waive the public hearing was made by Craig Dombrowski, 2nd by George Weidler.
- All in favor, motion approved.
- Attorney Howard read through the SEAF part 2.
- All answers are No or Small Impact.

[PB-184 SEAF Pt 2 & 3](#)

- Motion to accept negative declaration made by Craig Dombrowski, 2nd by Rebecca Harclerod.
- All in favor, motion approved.
- Motion to approve the lot line adjustment based on the conditions of removing the line for lot C and then labeling each parcel A, B and C, was made by Craig Dombrowski, 2nd by Stephen Thibeault.
- All in favor, motion approved.

PB-186 - Special Use Permit [Ian Bullis]

- Ian Bullis presented a Special Use Permit application to build a 1650sqft garage/shop/barn, accessory structure type 2 at 1634 Blue Hill Rd, 170.-1-18.121.

- Ian has been living here for ~7 years and has outgrown his current shop. He likes to work on his own vehicles/shop work etc.
 - The building will be designed to look like the house.
 - Robert Bellinger asked if it's not for living area. Power/water? Ian said no living, but will have electric and maybe a sink. Ian asked what documentation would he need if he wanted to have a sink? Michelle Mormile commented a letter from a licensed professional stating the existing septic can accommodate.
 - Robert Bellinger suggests a survey be done to show setbacks.
 - Applicant will get a survey and plan to return to the board.
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- Fire Chief Jahns brought up concerns about the Sunfair project. Specially the building be up to code, possibly need to be sprinklered, road needs to be updated.
 - CEO will schedule a site visit w/ Robert Bellinger and Fire Chief Jahns.
 - Rebecca Harclerod commented about having language on the application that the Planning board reserves the right to have a site visit.
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- There being no further business, a motion to adjourn was made by George Weidler, 2nd by Stephen Thibeault.
- All present voted AYE. Motion passed.
- Next scheduled meeting will be held 03 Dec 2025.
- Meeting closed at .20:21

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board