

LIVINGSTON PLANNING BOARD

October 02, 2024

The regular meeting of the Livingston Planning Board was held 02 Oct 2024 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
Brian Molinski
Stephen Thibeault
Craig Dombrowski
Jeremy Steuhl (Planning Board Secretary)
Andrew Howard (Planning Board Attorney)
Michelle Mormile (Town Engineer)

Absent:

Chip Keil
George Weidler (Planning Board Alternate)
Michelle Mormile (Town Engineer)

Participants:

- Kayla Shea
- David Noto
- Ross Brown
- Lindsay Shea
- Julia Vona-Shea

Correspondence:

- Email from Highway Superintendent regarding private road name related to prior application PB-12 - Subdivision (Robert Ihlenburg, PLS (Black Bridge LLC)).

Minutes

Meeting started with the Pledge of Allegiance at 7:00pm.

Roll call at 7:01pm.

Motion to accept minutes from 04 Sep 2024 was made by Craig Dombrowski, 2nd by Stephen Thibeault. All in favor. Motion approved.

Discussion

Correspondence received from Highway Superintendent regarding prior subdivision application for Black Bridge LLC (PB-12 - Subdivision (Robert Ihlenburg, PLS (Black Bridge LLC))), off of Black Bridge Road in Livingston. The applicant would like to name the private road "Curtis Lane". Both Highway Superintendent and Columbia County 911 have no concerns with this name. Motion to approve the private road name of "Curtis Lane" was made by Stephen Thibeault, 2nd by John Ross.

All in favor. Motion approved.

PB-71 - Special Use Permit (Kayla Shea)

Special Use Permit application to open farm store out of the existing building and also serve ice cream at 1370 County Route 19, Elizaville 192.-1-44.

- Kayla Shea returned to the board to present updates on a Special Use Permit application to open farm store out of the existing building and also serve ice cream at 1370 County Route 19, Elizaville 192.-1-44.
- Kayla submitted the septic inspection report and deed to the board.
- Kayla contacted DOH and spoke to 3 different people there. Last person she spoke to was Melissa at DOH and she was going to forward the request to someone named Peggy, to prepare a letter that they approve what she wants to do. The DOH said they don't do anything until they we are ready to open. She asked them to send a letter to confirm that, but does not know if they actually will.
- Robert Bellinger commented on whether she explained that she was going to do 2 things. Initially when Kayla spoke to the DOH, they said she needed to go to Ag & Mkts. Ag & Mkts said since she will be serving primarily more ice cream, that she needs to go the DOH instead. She then went back to DOH.
 - She provided DOH with letter of what the planning board was looking for. They said that is something that they do.

- She said that she needs to fill out an application with the DOH and when ready to open that it will be inspected.
- Robert Bellinger asked about the inspection by Royal Flush. It says septic tank on the report, but on the map it says dry well. Royal Flush said that they have a septic tank, not just a dry well and seems to be in working order.
- Attorney Howard commented that can review what we have with the engineer.
- Attorney Howard asked if the DOH will be sending a letter. Kayla said yes or at least she asked them to, but does not know if they actually will.
- Robert Bellinger asked if water is coming off the house? Hot/Cold? Kayla said yes. Underground lines.
- Attorney Howard said we can do contingency, like something we've done for DOT.
 - If we get confirmation of that, then we can make it condition on getting that final approval from them.
 - Regarding other items in the comment letter, we did get the letter from the highway department saying that they didn't have any issues with the entrance.
 - At this time the board can consider setting a public hearing and do referral to county planning.
- Motion to set public hearing and referral to county planning was made by Brian Molinski, 2nd by Stephen Thibeault.
- All in favor. Motion approved.
- Public hearing set for 06 Nov 2024.
- Applicant will notify abutting neighbors and return in November.

PB-97 - Subdivision (Robert Ihlenburg/Thomas Murphy)

Minor subdivision application to create 2 parcels at 3461 State Rt. 9 Hudson, NY 12534 140.00-1-17.2.

- No one appeared to present updates for the minor subdivision application to create 2 parcels at 3461 State Rt. 9 Hudson, NY 12534 140.00-1-17.2.

PB-111 - Lot Line Adjustment (GLT Farms LLC)

Lot line adjustment application to enlarge an existing 7.793 acre parcel to make it exceed 10 acres at 1232 County Route 31 Germantown, NY 12526 160.-1-45.3 & 160.-1-45.3.

- David Noto, in place of Marie Welch, presented a lot line adjustment application to enlarge an existing 7.793 acre parcel to make it exceed 10 acres at 1232 County Route 31 Germantown, NY 12526 160.-1-45.3 & 160.-1-45.3.
- David provided additional hard copy of the new owner consent form.

- New maps were provided. The only change was to indicate iron rods were set.
- Owner needs more acreage for agricultural reasons.
- No questions from the board.
- Attorney Howard read through the SEAF part 2.
- All answers are No or Small Impact.
- Motion to accept negative declaration was made by Craig Dombrowski, 2nd by Stephen Thibeault. All in favor. Motion approved.

PB-111 SEAF Part 2

- Motion to accept the lot line adjustment was made by Stephen Thibeault, 2nd by John Ross.
- All in favor. Motion approved.
- Applicant notified that his signed/stamped maps will be ready for pickup at the Town Clerk's office on Friday morning.

PB-113 - Site Plan Approval (Ross Brown)

Site plan application to build a 1200 sq. ft. addition to existing building to lay out cabinetry as built and store until delivered at 1091 County Route 10 Hudson, NY 12534 160.-1-62.

- Ross Brown presented a site plan application to build a 1200 sq. ft. addition to existing building to lay out cabinetry as built and store until delivered at 1091 County Route 10 Hudson, NY 12534 160.-1-62.
 - Has existing shop is about 1500 sqft, 30x50. Would like to add on a 30x40 addition to the existing building. Submitted the drawings from the building.
 - Robert Bellinger asked about setbacks. Ross said yes, they are all good.
 - Craig Dombrowski asked if he was far enough away from the drop off in the back. Yes, he said way off in the distance.
 - Robert Bellinger asked if the dog pool was removed. Yes, that has been removed.
 - Robert Bellinger asked if the drive was a ROW. Yes, it is a ROW.
 - Robert Bellinger asked if board had any additional questions. No additional questions by the board.
 - Attorney Howard commented that if the board is satisfied with the sketch, then the board can consider setting a public hearing and refer to Columbia County planning.
 - Motion to deem the application substantially complete, refer to county planning and set a public hearing was made by Brian Molinski, 2nd by Stephen Thibeault.
 - All in favor. Motion approved.
 - Public hearing will be set for 06 Nov 2024 .
 - Applicant will notify abutting neighbors and return in November.
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PB-117 - Lot Line Adjustment (Lindsay and Brian Shea (Tydeman Farm, LLC) & Julia Vona-Shea)

Lot line adjustment application to enlarge parcel B at 659 County Route 10 Germantown, NY 12526 150.00-01-62 (Tydeman Farm, LLC) by reducing parcel A at 564 County Route 10 Germantown, NY 12526 150.00-01-67 (Julia Vona-Shea and David Vona) by 13.31 acres.

- Lindsay Shea and Julia Vona-Shea presented a lot line adjustment application to enlarge parcel B at 659 County Route 10 Germantown, NY 12526 150.00-01-62 (Tydeman Farm, LLC) by reducing parcel A at 564 County Route 10 Germantown, NY 12526 150.00-01-67 (Julia Vona-Shea and David Vona) by 13.31 acres.
- Lindsay pointed out on the map that they want to give some property to her daughter.
- Property is being added to Julia's (the daughter) parcel B from Lindsay's (the mom) parcel A.
- Robert Bellinger asked if the board had any questions or concerns. No questions from the board.
- Attorney Howard read through SEAF part 2.
- All items are no or small impact.
- Motion to issue negative declaration was made by Brian Molinski, 2nd by Rebecca Harclerod. All in favor. Motion approved.

[PB-117 SEAF Part 2](#)

- Motion to accept the lot line adjustment was made by Stephen Thibeault, 2nd by Craig Dombrowski.
- All in favor. Motion approved.
- Applicant notified that their signed/stamped maps will be ready for pickup at the Town Clerk's office on Friday morning.

There being no further business, a motion to adjourn was made by John Ross, 2nd by Stephen Thibeault. All present voted AYE. Motion passed.

Next scheduled meeting will be held 06 Nov 2024.

Meeting closed at 7:31pm.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Planning Board