

LIVINGSTON PLANNING BOARD

June 06, 2018

The regular meeting of the Livingston Planning Board was held June 06, 2018 and opened at 7:04 p.m. In attendance were Chairman Phil Schmidt, John Ross, Robert Bellinger, Chip Keil, James Mc Farland, Stephen Thibault and Martin Nayowith.

Attorney Ted Hilscher and Engineer Michelle Mormile.

Absent: Bernie Stickles.

A motion to accept the minutes of the May 02, 2018 meeting was made by Stephen Thibault and 2nd by Chip Keil. All present voted AYE.

Correspondence: A letter was received from the Livingston Zoning Board of Appeals Re; Larry Saulpaugh granting him the Area Variance of 13.8 feet that he seeks.

Public hearing opened at 7:05 for Dana Gentile a subdivision at 305 Wire Road. Represented by Philip Massaro. To subdivide 2.435 acres from 22.435 acres. There is a shared well in the property and the applicant will drill a new well upon the purchase of the 2.435 acres.

There was no comments from the public or written correspondence concerning this application. Public hearing closed at 7:07.

After further discussion, the Planning Board considered the SEQRA Short Form questions, and the answered no to each question.

A motion to declare a negative declaration was made by Chip Keil and 2nd by John Ross. All present voted AYE. Motion passed.

A motion to approve the subdivision as presented contingent on a new well being drilled on the 2 acres within 12 months was made by Robert Bellinger and 2nd by Stephen Thibault. All present voted AYE. Motion passed.

Public hearing opened at 7:11 for Gian Andrea Botta a proposed subdivision .Bob Ihlenburg, surveyor, appeared for applicant. Members of Columbia County Land Conservancy also appeared and answered questions. All parcels are burdened with an easement held by the conservancy. There can be no addition subdivision of any parcel in this subdivision.

As a result of subdivision, there will be six lots where there were three before.

A member of the audience Michael Auder stated his objections to the subdivision.

No written comments were received concerning this application.

The lands being subdivided are in the towns of Taghkanic and Livingston. On June 5, 2018 the Taghkanic Planning Board approved the subdivision.

Public hearing closed 7:26.

After further discussion, the Planning Board considered the SEQRA Short Form questions, and answered no to each question.

The board found the subdivision will result in no significant adverse impacts on the environment and that a negative declaration should be issued.

Motion by Chip Keil, seconded by Robert Bellinger. All present voted AYE. Motion passed.

The board approved the Botta subdivision. Motion by James McFarland, seconded by Stephen Thibault. All present voted AYE. Motion passed.

Larry Saulpaugh a Boundary line adjustment between two properties. A portion of Parcel A consisting of approximately .07 acres, more or less, to be merged with Parcel B. Property located 2329 Route 9.

A motion to grant the lot line adjustment was made by Robert Bellinger and 2nd by John Ross. All present voted AYE. Motion passed. Applicant will submit copies of the new deeds.

Hudson Valley Creamery.

Engineer Pat Prendergast of Valatie made presentation and answered questions. He is replacing George Schmitt.

Prendergast presented new plans which include a water storage area and the location of a wastewater treatment system. The wastewater treatment will separate out sludge. After sludge is removed the water will “almost” be drinking water, and that water will be percolated into in-ground septic beds. Prendergast said “the soil is good for infiltration” and “there will be no surface runoff out of this area.” “You’ll never smell anything from this wastewater” said Prendergast

The amount of wastewater will be 15,000 gallons a day. Prendergast said “Department of Environmental Conservation is ok” with this. Because of the ability of the soil to perc “the net change to water table is nothing” said Prendergast.

An additional well will be drilled as a backup. A well behind the building has iron in it and will be abandoned. There will be four 5,000 gallon silos of water storage.

The application is incomplete. Items which have not been provided:

1. No plans have been submitted to Columbia County Department of Health. The Department of Health has overview of the water system.
2. Prendergast will develop a protocol for review by Michelle Mormile for testing impacts on neighboring wells. Draw down will be measured at one of the other wells on site, McFarland, and Keegan. McFarland and Keegan are neighbors.
3. Wastewater system plans have not been made yet. They will need to be approved by Department of Environmental Conservation
4. Erosion and disturbance plan has not been developed yet.
5. Soil percolation results have not been received.
6. The site plan maps have not been updated. Elevations have to be added to plans.

The board will hold a public hearing on July 11, 2018 and the hearing will be continued in August. All documents necessary for completed application should be in hand at time of July public hearing, so that the board and the public will have a month to review in advance of the hearing continuation.

The County Planning Board will receive the application once it is complete, hopefully in time for review at its July meeting.

Suarez Family Brewery submitted an Amended Site Plan to be able to add outdoor seating. Property located 2278 Route 9. They presented the site plan and showed the area they were seeking the seating to be. After much discussion the board made the following:

A motion to amend the site plan as requested to have outdoor seating was made by Chip Keil and 2nd by Stephen Thibault. All present voted AYE. Motion passed. Applicant required to add new seating on the site plan.

Tri Form requested to adjourn to a later date.

Linda Romanchuk requesting an easement for existing structures from the 50 foot right away from the Town of Livingston. She was advised to go to the Livingston Town Board.

There being no further business a motion to adjourn was made by Robert Bellinger and 2nd by Chip Keil. All present voted AYE.

The next regular scheduled meeting will be held July 11 2018 at 7:00 p.m.
Meeting closed at 8:35 p.m.

Respectfully submitted,

Eileen Yandik

Secretary Livingston Planning Board.