

LIVONIA JOINT PLANNING BOARD
MEETING MINUTES - JULY 22, 2013

PRESENT: CHAIR R. BENNETT, D. SIMPSON, D. RICHARDS, R. HAAK, KEVIN
MASTERSON - CODE ENFORCEMENT OFFICER AND ACTING RECORDING
SECRETARY.

ABSENT: B. BROOKS, C. CASACELL, J. PALMER, TOWN ATTY. JIM CAMPBELL,
RECORDING SECRETARY - T. SCHWERZLER

AGENDA: GARY NICKELS - 2 LOT SUBDIVISION, CLAY STREET.

GARY HONEYFORD - 2 LOT SUBDIVISION, DECKER ROAD.

Chair Bennett opened the meeting at 7:p.m.

Chair asked board members to review the minutes of the June 24, 2013 meeting.
M/2/C (D. Richards/R. Haak) to approve the June 24, 2013 meeting minutes with the change to
page 2, 3rd to the last paragraph should read TRACK RECORD not tract record.
Motion carried 4-0.

Chair asked applicant Gary Nickels to explain his application for subdivision.

Gary stated he has hired Craig Welch to survey and prepare the maps indicating Lot Two (2) of
22.66 acres & Lot Three (3) of 5.1 acres. Lot 3 has an existing house and barns on it along with
a pond. Gary will retain ownership of this parcel but will be selling Lot 2 to the adjacent farmer
Mr Blackmer.

Mr Blackmer is currently renting the acreage for field crops and will continue to use it for
raising crops. Nothing is really changing except for ownership.

Kevin Masterson explained that both lots exceed the minimum requirements for acreage and road
frontage. This application does not have to be referred to the county planning board and is
considered an unlisted action as per the SEQR process and the board can consider waiving the
public hearing if so desired.

Kevin stated the necessary notes have been added to the map by Craig Welch. Don Simpson
stated this is for subdivision purposes only and any further development would require site plan
approval by this board, Kevin agreed.

Chair asked board members to review part II of the SEQR short form.

- A. No
- B. No
- C1) No

- C3) No
- C4) No
- C5) No
- C6) No
- C7) No
- D) No
- E) No

M/2/C (R. Haak/D. Richards) to declare a negative declaration on SEQOR based upon the Findings.

Motion carried 4-0.

Chair asked for a motion on the public hearing.

M/2/C (R. Haak/ D. Simpson) to waive the public hearing.

Motion carried 4-0.

Chair asked for a motion on the subdivision application.

M/2/C (D. Richards/D. Simpson) to approve the subdivision application as submitted.

Motion carried 4-0.

Having no further meeting business, the chair asked for a motion to adjourn.

M/2/C (D. Richards/R. Haak) to adjourn the meeting at 8p.m.

Motion carried 4-0.

Respectfully submitted,

Kevin Masterson
Acting Secretary

- C2) No
- C3) No
- C4) No
- C5) No
- C6) No
- C7) No
- D) No
- E) No

M/2/C (D. Simpson/D. Richards) to declare a negative declaration on SEQR based upon the findings.

Motion carried 4-0.

Chair asked for a motion on a public hearing.

M/2/C (R. Haak/D. Richards) to waive the public hearing.

Motion carried 4-0.

Chair then asked for a motion on this application.

M/2/C (D. Simpson/D. Richards) to approve the subdivision as submitted.

Motion carried 4-0.

Chair Bennett asked Barry Carestio surveyor for applicant Gary Honeyford to explain his application for a two (2) lot subdivision.

Barry passed out copies of the proposed survey subdivision map showing two parcels identified as Parcel B composed of 10.1 acres and Parcel A composed of 10.47 acres. Both parcels comply with minimum lot size and minimum road frontage requirements. The Honeyfords live on Parcel B. Barry is providing a driveway easement along Parcel B to access Parcel A because Barry met with Town Highway Superintendent Dave Coty who stated he does not look favorably upon a driveway cut to parcel A from Decker Road. Decker Road's elevation at this point is far below the Parcel's elevation and any driveway to this Parcel would be impractical due to the steep bank along the road side.

Chair asked Kevin Masterson if this application needed to be referred to the Livingston County Planning Board? Kevin stated no and board may consider waiving any public hearing if they so choose. Kevin stated all the necessary notes have been added to the map and that this is for subdivision purposes only and that any future building permits for lot parcel A would have to come back to this board for site plan approval. A note to that effect has been added.

Chair asked board to review the SEQR Part II short form.

- A. No
- B. No
- C1) No
- C2) No