

LIVONIA JOINT PLANNING BOARD

OCTOBER 14, 2013 MEETING MINUTES

PRESENT: Chair Bennett, R. Haak, J. Palmer, J. Sparling, C. Casaceli, D. Simpson, A. Backus - Code Enforcement Officer, K. Masterson - Recording Secretary.

ABSENT: D. Richards

AGENDA:

~~Matt Cole~~ for Bulk Products Development - final site plan approval

~~Andy Mattie~~ for Physical Therapy Professionals - site plan building addition.

Chair Bennett called the meeting to order at 7:00 pm.

Chair Bennett asked the board members to review the September 23, 2013 meeting minutes. M/2/C (J. Palmer/R. Haak) to approve the September 23, 2013 meeting minutes as presented. Motion carried 6-0.

Chair asked Matt Cole to update the board on his site plan application. Matt explained the board had two (2) questions to be resolved in addition to the County Planning Board referral. At the end of the grain storage season the area will be fine graded and rye grass seed planted. The jersey barrier will however remain in place. This should prevent wind and rain erosion to the area. The tarp is for one (1) season use only and will be replaced each year. So there will be no issues regarding storage of the tarps since they will be removed and disposed of after use.

The County Planning Board gave a recommendation to approve the application. They also recommend an agricultural data statement be provided which has already been done.

Board discussed the need for a public hearing and felt one was not necessary. M/2/C (J. Palmer/R. Haak) to waive any public hearing. Motion carried 6-0.

Chair asked board to review the short form SEQR part two addressing any potential environmental impacts.

Questions C1 - C7 were all addressed and answered NO to each item. It was concluded there would be no adverse environmental impacts from the project.

Chair asked for a motion on SEQR:

M/2/C (R. Haak/J. Palmer) to declare a negative declaration on SEQR based upon the findings. Motion carried 6-0.

Chair asked for a motion on the site plan application:

M/2/C (D. Simpson/J. Sparling) to approve the site plan application as presented.

Motion carried 6-0.

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Chair Bennett asked applicant Andy Mattle to explain his site plan application.

Andy, owner of the Physical Therapy Professionals in Lakeville, explained his current business plan and operation. He wishes to expand his services to now provide a continued extended care and maintenance programs to individuals. He has purchase the exercise equipment from the recently closed exercise facility in the plaza. The equipment will not fit into his existing building and therefore the need to build an addition. It will be a 56' x 63' addition on the west side of the existing building. It would be a pole barn type structure but finished off inside with insulation and heat. It would be architecturally compatible with the current structure. The siding colors and roofing colors would be very similar to the existing building. It would not be visible from the street because it would be behind. Windows would be on the south and north walls.

The interior would have two restrooms and a mechanical room. There would be a vestibule connecting the two buildings. They would be seperated by the existing sidewalk on the western side. Anyone could enter either the existing building or enter along the sidewalk. There would be no additional showers added. There would also be a smaller room within to allow smaller class instructions such as training skills specific to kids.

Andy introduced Mark Grovanz his site engineer to explain the existing drainage pipe location that will be under the building addition. He has supplied a detailed engineers design to protect the drainage pipe. Since it is a pole barn design, there will be no real structural perimeter impacts to the pipe. Mark also said there will be no significant increase to storm drainage and the existing detention pond is more than adequate. There will be no storm water surcharge impacts to the pipe ends.

C. Casaceli asked what is the normal life expectancy for such a pipe. Mark said 50 years but if a failure then the pipe can be easily rerouted. At this time its cost prohibited to do so.

D. Simpson asked about outdoor lighting. Andy stated the building lighting would match the existing and its currently night sky friendly. There normal business hours do not include many night hours now.

J. Sparling asked what was their time line to open. Andy stated Jan.- Feb. 2014. They are trying to fast tract this project.

C. Casaceli asked Andy if they looked at purchasing the old exercise building in the plaza. Andy did not want to pay rent, hire additional staff to man it and maintain it. This new business plan would be much more cost effective. His existing staff could manage it. He may however hire one trainer.

Chair Bennett stated the roof drainage would be carried to the pond and there is no expansion to

the existing parking lot so drainage is not a concern.

Chair asked board to discuss the need for a public hearing. The project did not have to be referred to the county planning board.. This is considered a modification to a previously approved site plan. There would be no impacts associated with this addition and therefore the board felt a public hearing was not necessary.

M/2/C (J. Palmer/R. Haak) to waive the public hearing.

Motion carried 6-0.

Chair asked the board to review the SEQR short form addressing any potential environmental impacts associated with this project.

Question C1-C7 were discussed and answered NO to each item. It was concluded there would be no negative impacts associated with this project.

Chair asked for a motion on SEQR:

M/2/C (J. Palmer/J. Sparling) to declare a negative declaration on SEQR based upon the findings.

Motion carried 6-0.

Chair asked for a motion on the site plan application:

M/2/C (J. Sparling/D. Simpson) to approve the site plan as presented.

Motion carried 6-0.

Chair asked for a motion to adjourn the meeting.

M/2/C (R. Haak/J. Palmer) to adjourn the meeting at 8:00 p.m.

Motion carried 6-0.