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LIVONIA JOINT PLANNING BOARD
MEETING MINUTES - AUGUST 26, 2013

PRESENT: R. Bennett, J. Palmer, C. Casaceli, D. Richards, D. Simpson, Recording Secretary - Kevin Masterson, Code Enforcement Officer - Adam Backus.

EXCUSED: R. HAAK

AGENDA:

7:00 p.m.- REVIEW MEETING MINUTES OF AUGUST 12, 2013

7:05 p.m. - SWEETENERS PLUS
MR. JOHN HOOKER
WAREHOUSE ADDITION & PLACEMENT OF TWO (2)
MANUFACTURED OFFICE BUILDINGS FOR STORAGE USE.

Chair Bennett opened the meeting at 7:03 p.m.

Chair asked board members to review the August 12, 2013 meeting minutes. M/2/C (J. PALMER/CASACELI) to approve the August 12, 2013 meeting minutes as submitted.

Motion carried 5-0.

Chair asked applicant John Hooker to explain his site plan application located at Sweeteners Plus 5768 Sweeteners Blvd..

John stated the application is for two projects, the first of which is for the installation of two(2) manufactured office buildings each 24' x 36'. They will be located as shown on the site plan maps distributed to the board members. They would be located approx. 140' east of Rt 15, Rochester Rd. The location complies with the zoning set back requirement of 100'. The buildings would be 10' apart and each having an entry door facing east to the existing parking lot. There would be no drainage impacts to the current drainage flows. John submitted a picture of the actual units identified as picture # 5. They would be placed upon permanent foundation piers. Sweeteners Plus needs a controlled atmosphere to store their records because of NYS and Federal regulations. There would be no additional lighting outside, the existing parking lighting will suffice.

John showed pictures #'s 1 - 4 which identified the two warehouse additions. One would be 40' x 50' and the other addition 40' x 65' as shown on the site plan map. These would be added to the existing warehouse building. There would be no lighting added to the existing building, no change to the existing drainage flows, no change to the existing parking areas, no increase to traffic, no additional noise, if anything it will help reduce the current noise coming from the building to the east. All new additions will be compatible to the existing architectural style as

shown on the photos, no new product lines, just for storage. No new water nor sewer lines to the additions. No new windows and doors. There would however be a loading dock on the east side of the southern most building. They have a current NYSDEC storm water SWIP plan that governs the property.

John pointed out on the site plan map the limits of the Neighborhood Zoning District and Industrial Zoning District along with the existing 50' natural buffer behind the residences along Rt. 15. Kevin Masterson stated this buffer was a requirement from a previous site plan approval.

Chair Bennett thanked John for his presentation and asked the board what their desire was to have a public hearing on this application. This was considered a modification to an existing site plan and therefore not required to be sent the County Planning Department.

M/2/C (J. Palmer/D. Richards) motion to waive a public hearing.
Motion carried 5-0.

Chair asked board members to review the Short Form SEQR addressing any potential environmental impacts.

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

The chair asked for a motion on SEQR:

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

Motion carried 5-0.

Chair asked for a motion on the site plan application:

M/2/C (D. Richards/C. Casaceli) to approve the site plan application as presented.

Motion carried 5-0.

Chair asked for a motion to adjourn meeting at 8 p.m.

M/2/C (D. Simpson/C. Casaceli) to adjourn the meeting.

Motion carried 5-0.