

Original KSM

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LIVONIA JOINT PLANNING BOARD  
MEETING MINUTES SEPTEMBER 9, 2013

PRESENT: CHAIR R. BENNETT, R. HAAK, J.PALMER, C. CASACELI.

ALSO PRESENT: JACK SPARLING - VISITING NEW PLANNING BOARD MEMBER,  
ADAM BACKUS - CODE ENFORCEMENT OFFICER, KEVIN MASTERSON -  
RECORDING SECRETARY.

ABSENT: DON RICHARDS, DON SIMPSON

AGENDA:

~~DOUG ACOMB~~ - CONCEPT SITE PLAN DISCUSSION - LAKEVILLE

~~LARRY MYERS~~ - ONE (1) LOT SUBDIVISION PROPOSAL DISCUSSION  
FEDERAL RD

Chair Bennett opened the meeting at 7:04 p.m.

Chair asked board members to review the minutes of the August 26, 2013 meeting.  
M/2/C (R. Haak, J. Palmer) to approve the August 26, 2013 meeting minutes as submitted.  
Motion carried 4-0.

Chair asked applicant Doug Acomb to explain his concept for a site plan in Lakeville on Big Tree Rd.

Doug stated he owns the property at 5893, 5895, & 5897 Big Tree Rd. There are currently three (3) residential structures on the property, hence the three addresses.

He wishes to tear down two of the houses, leave the white house in the rear of the property and build a new office building to the front, street side, of the property.

He showed the board three (3) concept drawings of possible floor plans. Each concept was for a grade level one story building. All approx. 3000 sq. ft.

Doug has contacted the NYS DOT about tying into the existing street drainage system along Big Tree Rd. He said the State is looking favorably at this drainage plan because it will only improve the current drainage flows. There has been a constant issue with the street drainage.

Doug prefers option 3 best. The building would be orientated north and south with parking along the west side using the current driveway to the west. Access to the white house would be from the current driveway to the east now servicing it.

Jack Sparling asked what kind of tenants would be in the building? Doug stated professional offices but he has no one in mind at this time. He hopes for a spring construction date.

Jack thought the third option looked best and Chair Bennett agreed. Bennett asked about snow

plowing and snow storage. Doug felt the western property line would be best since that's where his drainage pipes will be and it would be easy to tie into them. Chair Bennett mentioned that the # 3 option has a portion of the building encroaching the front set back of 50'. A variance application would be required.

Chair Bennett asked what was Doug's intentions with the white house. Doug will keep it as a residential rental for now but does envision a possible small office rental eventually.

Chair Bennett polled the board and all felt the option # 3 was the best suited but advised that a possible front yard set back may be required from the Livonia Joint Zoning Board Of Appeals.

Chair instructed Doug to more formalize the # 3 concept plan with exact set backs and building elevations and possible landscape ideas. At that time Doug would come back before this board to determine what if any variances may be needed. Chair Bennett thanked Doug for his presentation.

Chair Bennett asked Applicant Larry Myers to explain his subdivision concept.

Larry handed out packets to the board members showing a 15+ acre parcel consisting of approx. 12+ acre wetland. A portion of the eastern side fronting on Federal Rd has about 300' road frontage and he wishes to sell off a 1.7 acre parcel with this frontage. His intent is to maintain the wetland portion since he developed it and has planted numerous trees.

Larry explained that the drainage flows into this wetland are from the Cleary Rd. drainage system. This drainage flow helps the Town Of Livonia highway system as stated by Kevin Masterson. It's a benefit to the town to have this drainage path maintained. Board members who are familiar with the area complimented Larry.

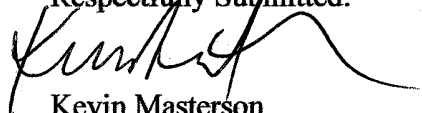
Larry said the soils in the 1.7 acre parcel are sandy loam which is good for a septic system. The lot is attractive with the numerous trees on it and a view of the wetlands.

Chair Bennett felt this concept and justification for a smaller lot size than zoning requires makes environmental sense and is a benefit to the Livonia community. The board members agreed that an area variance application to the Zoning Board Of Appeals is appropriate and if granted justified.

Chair Bennett thanked Larry and encouraged him to see the Zoning Board Of Appeals. Chair stated the Planning Board would write a letter to the Zoning Board in support for granting the variance. If successful Larry would be back in front of this board for subdivision application approval.

Chair asked for motion to adjourn meeting:  
M/2/C (R. Haak / J. Palmer) to adjourn the meeting at 8:30 p.m.  
Motion carried 4-0.

Respectfully Submitted:



Kevin Masterson  
Recording Secretary