

LIVONIA JOINT PLANNING BOARD MEETING

JANUARY 13, 2014

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

EXCUSED: D. Richards, J. Campbell - Town Atty.

AGENDA: Approve meeting minutes of December 23, 2013

Edward Dutra, Livingston Properties, LLC.
Site Plan Application - Apartment
13 Commercial St.

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

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

Chair asked applicant Edward Dutra to explain his request for site plan approval. Ed submitted for the record a handout explaining the application which proposes to convert an existing first floor rear office area to a one bedroom handicapped adaptable apartment. The property is located at 13 Commercial Street, the building is also used by TWISTERS ICE CREAM. There are also three apartments on the second floor of this building. The conversion should be fairly simple, there is an existing bathroom, the area to be used as the bedroom will need an egress window. There is an existing furnace and water and sewer services. The apartment will be 850 sq. ft.

Ed introduced his perspective tenant, Natalie, who was eager to move into the unit. She currently resides on the second floor and has problems with using stairs. She has been a tenant for 5 years and is very satisfied with Ed as a landlord. He has always addressed her concerns.

Ed explained his submitted survey map which identified the specific ground floor area to be used as the apartment. He stated there is an existing dumpster, there would be no physical change to the exterior of the building. He will move his snacks office to his building next door. This is a private office not open to the public.

D. Simpson asked if the current entrance door located on the north east corner would access the apartment. Answer yes.

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Ed stated he will take direction from the Code Enforcement Officer, M. Backus, during his review for issuance of the required building permit. He stated he has already had Adam there to explain and see first hand the apartment use.

Chair asked if this would be considered a mixed use structure. Adam stated yes, it currently is used for such. He's adding one more apartment.

Chair asked if board wanted to have a public hearing on this application.
M/2/C (J. Palmer/J. Haak) to waive the public hearing.
Motion carried 6-0.

Chair asked board members to review Part Two of the SEQR form, specifically questions 1-11.
All answered with no impact associated with each.

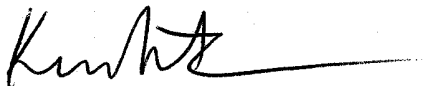
Chair asked for a motion on SEQR: (C. Casaceli/D. Simpson) to declare a negative declaration on SEQR based upon the review of possible environmental impacts from the project.
Motion carried 6-0.

Chair stated for the record that having a handicapped adaptable apartment unit was beneficial to the Village.

Chair asked for a motion on the site plan application:
M/2/C (R. Haak/J. Sparling) to approve the site plan application for the apartment at 13 Commercial Street.
Motion carried 6-0.

Having no further business to conduct, Chair asked for a motion to adjourn the meeting:
M/2/C (J. Palmer/C. Casaceli) to adjourn the meeting at 8:00 p.m.
Motion carried 6-0.

Respectfully Submitted:



Kevin Masterson
Recording Secretary