

LIVONIA JOINT PLANNING BOARD
MEETING MINUTES
August 11, 2014

PRESENT: Chair R. Bennett, J. Palmer, J. Sparling, C. Casaceli, Code Enforcement Officer A. Backus, Recording Secretary J. Brown

EXCUSED: D. Richards, D. Simpson, R. Haak, Town Attorney J. Campbell

AGENDA: Approve the meeting minutes of July 14, 2014

-Marilyn Ryan (Barry Carestio here on her behalf)

Site plan approval requested for subdivision of land at 6880 & 6884 Stone Hill Road, Livonia, NY 14487

-Hemlock Lake Union Ag. Society-Anthony West

Site plan approval requested for building for boat storage and vendor space for the Hemlock Fair located at 7370 Water Street, Hemlock, NY 14466

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

Chair asked board members to review the July 14, 2014 meeting minutes, and asked for a motion to approve the meeting minutes of July 14, 2014.

M/2/C (J. Palmer/ J. Sparling)

Motion carries 4-0

Chair R. Bennett asked **Barry Carestio** to come forward and explain his request. Chair said that we do have a letter here from Livingston County Planning Board indicating no significant county impact.

Barry explained that his client is Marilyn Ryan, and there is currently one parcel of land in between Marilyn Ryan's land and Livonia Center Road. There are currently two residences on the lot (6880 & 6884 Stone Hill Road) and the lot is approximately twenty four (24) acres. The newer residence is on the proposed Lot 1, where Marilyn lives, and meets the 5 acre zoning and minimum road frontage requirements. The proposed Lot 2 is where the older residence is located and meets the same zoning requirements as Lot 1. Lot 4 does not have 350 feet of road frontage where the front lot line meets the road, however, the lot does widen up to 750 feet as it extends to the rear property line. Barry explained that Marilyn's plan is to sell the existing farmland on the proposed Lot 3, to either the farmer who currently cultivates the land, or to another farmer. There are no plans to build on Lot 3 at this time. Barry explained that on the survey map he has prepared for this site plan approval request, he has detailed notes explaining the building/ zoning

pre-requisites for Lot 3. He said further, that there are existing wells and septic systems on both the proposed lots with the existing homes on them.

Chair asked for a motion of the public hearing. M/2/C (C. Casaceli/ J. Palmer) to waive a public hearing. Motion carried 4-0.

Chair asked the board members to review part 2 of the SEQR (Short Environmental Assessment Form) C-1.-C-7. All answered no environmental impacts. Chair asked for a motion of SEQR: M/2/C (J. Sparling/ J. Palmer) to declare a negative declaration based upon the review of possible impacts from the project. Motion carried 4-0.

Chair asked for a motion of the subdivision application M/2/C (C. Casaceli/ J. Palmer) to approve the 3 lot subdivision application as submitted. Motion carried 4-0.

Chair Bennett asked **Anthony West- Hemlock Lake Union Ag. Society** to come forward and explain his request to the board. Chair said that we do have a letter here from Livingston County Planning Board indicating no significant county impact.

Chair asked if there were any survey or building drawings available yet. CEO A. Backus explained that we are still waiting for specifics on fire walls and building materials but the size of the proposed building is solidified. A. Backus asked the Livonia Joint Planning Board, that they act on the use permit being requested tonight. A. Backus said that we have had assembly plan drawings complete and it is just a matter if the Board will approve of the proposed use and any conditions you want to attach to the conditional use permit.

Anthony explained that the fair is growing and this building is for the agriculture department. They work hard to keep the agriculture operation working and they have a working saw mill on the fairground premises. The Hemlock Fair bought a 40 foot windmill that works and pumps water and they've simply run out of room for the growing fair.

Anthony said they have an eighty member fair board and they are all volunteers and feel they need more room to expand and prevent the Hemlock Fair from slowing down and growing stagnant. He told the Livonia Joint Planning Board that the proposed building name would be the Ag. Expo Building.

J. Sparling asked for clarification on where the storage for the boats is proposed to be. Anthony said that primarily the boat storage will be during the winter and located in Building #6 on the map presented to the Board.

Anthony said that it would be up to a marina to bring the boats in and take them out of storage in the proposed building each season.

Chair Bennett asked how the building will be lit outside, or if it will be for safety measures. Anthony said there would be possibly two or three spotlights located

outside of the building. A. Backus said that the Building and Zoning Department would ensure that the lighting would be sufficient and up to the NYS Building Code.

J. Palmer asked if there would be running water in the building. Anthony said there would be no running water facilities such as a bathroom and also no heat in the proposed building. He explained that there may be a spigot for staff to be able to wash the floors inside the building, as they take good care to maintain their floors throughout the fairgrounds.

Chair asked the Board if there were any concerns they had. J. Sparling asked A. Backus if they were to approve anything, what could be done about the lack of drawings available at this meeting. A. Backus said that Anthony has architectural drawings, but they are still going back and forth about building materials and they are still deciding about details and what will be most cost effective.

A. Backus stated that in his time dealing with this proposed project, he feels that Anthony and the Hemlock Lake Union Ag. Society is certainly capable of handling another building and they are trying to complete this process the right way.

J. Sparling said that he agrees they do all their work well.

Chair Bennett said that his only issue is that anytime anything has been approved by the Livonia Joint Planning Board, there has always been formal plans submitted and he doesn't remember ever approving anything without formal drawings. He said that initially he doesn't see anything wrong thus far and the Hemlock Fair is good for local economy.

A. Backus said he does not recall seeing formal drawings for all previous buildings at the Hemlock Fairgrounds. Anthony said the last building they built was a horse barn and was built with grant money from the State.

A. Backus said they might adjust the proximity of existing fairground bathrooms and the proposed building as the plans progress, but the footprint of the building would remain the same as proposed today.

Anthony said that they are pushing this proposal to be approved as soon as possible because it takes so long to get trusses built.

Chair Bennett said that upon further recollection, he does recall that in the past the Livonia Joint Planning Board actually has discussed approving a building without a survey map as long as the building meets all set back requirements.

Chair asked for a motion of the public hearing. M/2/C (C. Casaceli/ J. Palmer) to waive a public hearing. Motion carried 4-0.

J. Sparling said that initially, based on CEO A. Backus' anticipated close scrutiny, he is inclined to make a motion for the approval requested for building for boat storage and vendor space. C. Casaceli said he would second such a motion.

Chair Bennett asked the board members to review part 2 of the SEQR (Short Environmental Assessment Form) C-1.-C-7. It was then discovered, that although the parcel combination process has been initiated, the plot of land the Hemlock Lake Union Ag. Society purchased from the City of Rochester has not been officially joined with existing fairground lot. Therefore, the SEQR form presented at this meeting was only for one of the tax parcels.

After the board discussed the incomplete SEQR (the two adjacent lots are not officially joined yet) R. Bennett asked J. Sparling to amend his initial motion to that we hold off on approving the site plan request until the parcel combination request has been processed and registered with the County. Then once we have a conforming SEQR form we can move forward.

Chair asked for a motion to approve the amended motion that we hold off on proceeding until the SEQR issue has been resolved. M/2/C (J. Palmer/ J. Sparling)
Motion carried 4-0

Chair Bennett asked for a motion to adjourn the Livonia Joint Planning Board Meeting at 8pm.

M/2/C (J. Sparling/ C. Casaceli)

Motion carried 4-0

Respectfully submitted,

Jeanne Brown
Recording Secretary