

LIVONIA JOINT PLANNING BOARD
MEETING MINUTES
March 23, 2015

PRESENT: Chair R. Bennett, J. Palmer, C. Casaceli, J. Sparling, R. Haak, D. Richards, Code Enforcement Officer A. Backus, Recording Secretary J. Brown Town Attorney J. Campbell
ABSENT/EXCUSED: D. Simpson

AGENDA: Approve the meeting minutes of February 9, 2015

- ***Airport Subdivision- Lakeville Airport Owners***
Subdivision approval for one lot subdivision
- ***Cambridge Heights Subdivision- Chuck Smith***
Subdivision approval Phase IV- Five (5) lot subdivision
- ***Cider Works- Dwayne and Eric Smith***
Concept plan review for cidery
- ***Stefano Subdivision- Pennemite Rd.***
Subdivision approval for 3 acre subdivision

Chair Bennett opened the meeting at 7:00pm and asked the board to review the February 9, 2015 Meeting minutes.

M/2/C (R. Haak, J. Sparling) to approve the February 9, 2015 meeting minutes as submitted.
Motion carried 6-0

Chair Bennett invited the representative from the Lakeville Airport Owners to come forward to discuss the subdivision proposal for the **Lakeville Airport Subdivision**.

Chair Bennett explained that in 2007, there was a multi-lot subdivision completed and then a few years later three of the lots were recombined with the main parcel. Chair Bennett explained that now the owners would like to subdivide just one of the lots so they can sell it, and said that since we reviewed this in 2007, we could waive the public hearing.

J. Palmer/ R. Haak to waive the public hearing.

Motion carried 6-0

CEO A. Backus indicated to the board that the Livingston County Planning Board has sent back a decision of no county-wide impact.

Chair Bennett reviewed SEQRA and Attorney J. Campbell explained that a negative declaration is not needed because it was already previously declared in 2007 under the original subdivision.

Chair Bennett asked if there were any further questions or concerns and seeing none called for a motion on the proposal.

(D. Richards/ C. Casaceli) to approve the subdivision as submitted.

Chair Bennett invited Chuck Smith to come forward to explain his request regarding the **Cambridge Heights Phase IV Subdivision**.

Attorney J. Campbell stated for the record that he has known Chuck Smith for a long time. Chuck said that he stopped development a few years ago due to a grim building atmosphere. Now that he has sold off some lots, he wants to proceed with Phase IV.

Chair Bennett said that since there was a public hearing in 2006, the board could waive a public hearing at this time.

(J. Palmer/ J. Sparling) to waive a public hearing.

Carried 6-0

Chair Bennett asked if Passero Associates (Chuck Smith's engineer) has had a chance to review the list of thirteen (13) concerns that the Town Engineer Clark Patterson had regarding the subdivision.

CEO A. Backus said that due to the submittal date of Passero's engineer study, and Clark Patterson's review, a formal response has not been supplied.

Chair Bennett indicated that SEQRA would not have to be reviewed as Cambridge Heights has already had an initial approval of subsequent phases.

(R. Haak/ D. Richards) to not review SEQRA

Motion carried 6-0

Chair Bennett asked if the Livingston County Planning Board had sent back feedback regarding the subdivision.

Jim Campbell confirmed that the form had been submitted.

Chair Bennett asked if there were any further questions or concerns and seeing none called for a motion on the proposal.

(C. Casaceli/ R. Haak) to approve the subdivision pending Clark Patterson's concerns be satisfactorily addressed by Passero Associates.

Chair Bennett invited Dwayne and Eric Smith to come forward and explain their proposal for **Cider Works**. Dwayne said that he would like to open Cider Works to ferment cider and bottle it, mostly for restaurants and pubs. His plan is to apply for a New York State liquor license and he plans to have a tasting room and have the cider for purchase in growlers.

R. Bennett asked CEO A. Backus if this is an approved use in that zoning district.

CEO A. Backus explained that this proposal would be in the Gateway Commercial District and he needs to research this use further.

J. Palmer asked how big of an operation they plan for this to be. Dwayne replied that in 2-3 years, he hopes to have roughly 2,500 gallons/ year in production.

J. Sparling asked when they plan to open the cidery? Dwayne replied that they would like to start as soon as possible and at least this fall 2015.

Eric said that they plan to be a 2/3 fermentation operation and 1/3 tasting and retail and would typically close by 9:00pm.

J. Sparling asked if there would be ample parking available. Dwayne said yes, he thinks that it is a great location and will bring business and tourism to the area.

J. Sparling and the board agreed that it may be a nice addition for the town.

R. Haak asked if the existing Marina will be leaving the building.

Dwayne said that yes, he owns the building and will have the current tenant leave if he gets the approval for the cidery.

Attorney J. Campbell said that typically the Gateway Commercial District is not light industrial, but rather is more retail.

Chair Bennett asked if all we are waiting to hear is if this activity is permitted in this district.

J. Campbell said that this still needs a site plan, and he needs to see if the new NYS laws are compatible with the proposal.

It is agreed that J. Campbell will look into this further and let CEO A. Backus know what he finds out.

Chair Bennett invited Barry Carestio, land surveyor for the **Stefano Subdivision** to come forward and explain the request.

Barry indicated that there is currently a 92.4 acre parcel and they would like to divide out a 3 acre parcel for a single family residence to be built upon.

Barry mentioned the tributary that makes its way to Conesus Lake running through the southwest end of the proposed lot, but indicated that it is not a federal wetland nor has a buffer. He also mentioned that sanitary sewer is available so that helps with an possible septic issues.

Chair Bennett said that no public hearing is needed for this subdivision.

CEO A. Backus said that the Livingston County Planning Board has reviewed the proposal and has indicated no countywide impact. .

Chair Bennett reviewed SEQRA.

Negative declaration made (J. Palmer/ D. Richards)

Carried 6-0

Chair Bennett asked if there were any further questions or concerns and seeing none called for a motion on the proposal.

(R. Haak/ D. Richards) to approve the subdivision as submitted.

Carried 6-0

Chair Bennett asked if there were any further questions or concerns and seeing none called for a motion to adjourn the meeting.

M/2/C (D. Simpson/ D. Richards) to adjourn the meeting at 8:00pm.

Motion carried: 4-0

Respectfully submitted,

J. Brown
Recording Secretary

