

LIVONIA JOINT PLANNING BOARD

August 24, 2015

Present: Chair Bennett, J. Palmer, J. Sparling, R. Haak, D. Richards, D. Simpson, C. Casaceli, CEO A. Backus, Recording Secretary B. Miles, J. Campbell- Town Attorney

Agenda: **(1) Approve the meeting minutes from August 10, 2015**

(2) Ron Munson – Finger Lakes Timber Co. – 6273 Decker Rd.

Site Plan Revision – Proposing to place an Office Trailer at the 6273 Decker Road, Livonia New York

(3) Terrance Lischer Subdivision – 4503 South Livonia Rd.

Subdivision review – Divide off a four plus acre parcel around existing house from a 67 plus acre parcel at 4503 South Livonia Road, Livonia, New York.

(4) Tom and Helen Cicero – 4330 Shelly Road

Site Plan Revision – Proposing to place an Office Trailer at the 6273 Decker Road, Livonia, New York

Chair Bennett opened the meeting at 7:00 p.m.

M/2/C (R. Haak/ J. Palmer) to approve the August 10, 2015 meeting minutes as submitted.

Carried 7-0

2. Ronald Munson (Finger Lakes Timber Co.)

Chair Bennett invited **Ronald Munson (Finger Lakes Timber Co.)** to come forward and explain his request.

R. Munson briefly reviewed that the office trailer at Finger Lakes Timber Company, 6273 Decker Road had been flooded out. They explained that the office trailer they are proposing is not what they had originally agreed to purchase. This trailer is a little smaller but is sufficient for office space. He stated that the old trailer has mold and he showed the board pictures of the trailer they are purchasing. They will be tinting this trailer to match the other buildings.

J. Palmer asked if they were able to save any of their records after they were flooded. They responded that they lost approximately 90% of their records. There was 12 years of records lost. J. Sparling asked about any damage to the mill. They stated that the mill was elevated high enough, most of the damage was to the office trailer. C. Casaceli asked them how this trailer compares to the other office trailer. R. Munson stated that the other trailer was 60 feet long whereas this trailer they are proposing is only 45 feet long, but the smaller size is okay for their use. A question was asked regarding the sewer and Ron stated that the sewer was not an issue.

There was a brief discussion regarding setbacks. R. Munson stated that the trailer will be placed 80 feet from road and 15 feet from the fence. It was agreed that a public hearing was not necessary

Motion to waive public hearing: M/2/C (J. Palmer/ J. Sparling) Carried 7-0

Chair Bennett and the board reviewed SEQRA. Negative Declaration was made: M/2/C (J. Palmer, D. Richards) Carried 7-0.

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CEO A. Backus noted that Ron Munson needs to take care of the some drainage issues, but there will be further discussion on the drainage at a later date.

Chair R. Bennett asked the Board if they had any further questions.

Motion to approve Site Plan Revision to replace the old flooded out office trailer with new office trailer to be placed in same footprint: M/2/C (R. Haak / J. Palmer). Carried 7-0

3. Terrance Lischer Subdivision – 4503 South Livonia Rd.

Chair R. Bennett invited Barry Carestio to come forward and explain his request regarding the **Terrance Lischer Subdivision – 4503 South Livonia Rd.**

Surveyor Barry Carestio explained to the Board that Terry Lischer wants to divide out 4 plus acres which includes the house from a 67 plus acre parcel. There was discussion regarding future plans for the remaining 67 plus acres. Barry indicated that Terry would possibly want to build one house. Attorney Campbell asked Barry about what plans Terry Lischer may have in maintaining the access road if he plans to build and sell the one house. Jim suggested that Mr. Lischer check how the road will be maintained prior to selling the first house, by not checking out this situation his future development could be at risk. Mr. Lischer could check out setting up a Home Owners Association (CPS) or dedicated road which needs approval and acceptance by the Town of Livonia. Barry asked if Mr. Lischer could reserve the right to dedicate. Attorney Campbell stated maybe, but he should really check prior to selling his first house. Barry asked Attorney Campbell if he could give Mr. Lischer an idea of how to approach this matter. Attorney Campbell indicated that he would rather have the conversation Mr. Lischer's attorney.

Chair R. Bennett asked if there were any questions and/or concerns.

Motion to waive public hearing: M/2/C (J. Palmer/ D. Richards) Carried 7-0

Chair Bennett and the board reviewed SEQRA. Negative Declaration was made: M/2/C (D. Richards, J. Sparling) Carried 7-0.

Motion to approve Terrance Lischer's Subdivision – 4503 South Livonia Rd.

M/2/C (J. Palmer /C. Casacelli). Carried 7-0

4. Tom and Helen Cicero – 4330 Shelly Road

Chair R. Bennett noted and invited Barry Carestio to explain the subdivision request by **Tom and Helen Cicero – 4330 Shelly Road**. Chair R. Bennett noted that this is just a concept meeting.

Barry passed out prints to the Board for their review and explained that Tom and Helen want to divide off a 1.3 plus acre parcel around the house from the 11 plus or minus acres. He stated that Tom will be keeping the existing driveway for their use. There will be no new buildings on the remaining acreage, which will remain as agricultural use only. Chair R. Bennett asked if there was another access to the farmland. Barry stated no that he will be talking to Dave Coty regarding a site for a drive. He indicated that there is a license agreement for the turn around. Attorney Campbell asked Barry about putting a driveway to the south and Barry stated that could involve a curb cut and he will bring it up to Dave Coty. CEO Adam Backus stated that there are 2 drives close together, Adam indicated he will look at it.

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CEO Adam Backus brought up the relocation of the farm stand to a different location. Barry stated that Tom Cicero indicated because the farm stand is agricultural use he will not need a Conditional Use Permit. Attorney Campbell stated that maybe Tom Cicero will be exempt, but he would suggest checking with New York State Agriculture and Markets. CEO Adam Backus indicated he will research, that it is not a question of whether Tom Cicero can have a Conditional Use Permit for the stand. R. Haak stated that she thought it was an issue of the stand being permanent.

There was discussion regarding parking and traffic. CEO A. Backus expressed concern and stated that there a lot of variables, he will look into the parking situation.

Chair R. Bennett asked if there were any questions or concerns.

Motion to waive public hearing: M/2/C (J. Palmer/ D. Richards) Carried 7-0

Chair Bennett asked if there were further questions and seeing none, called for a motion to adjourn the meeting at 8:12pm: M/2/C (R. Haak/ J. Palmer)

Respectfully Submitted,

Betty Miles
Recording Secretary