

Livonia Joint Planning Board

February 22, 2016

Present: Chair Bennett, R. Haak, J. Palmer, D. Simpson, D. Richards, CEO A. Backus, and Secretary, B. Miles

Excused: J. Sparling, C. Casaceli, Attorney J. Campbell

Agenda:

1) Approve the meeting minutes from January 25, 2016

2) Livonia Public Library

Site Plan Approval for the construction of an addition to the Livonia Public Library – 2 Washington St., Livonia, NY.

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

1. Chair Bennett asked the Board if they have reviewed the meeting minutes for January 25, 2016. Everyone stated they had and Chair Bennett asked for a motion to approve. M/2/C (J. Palmer/D. Richards) approved as submitted. Carried 5 - 0

2. Livonia Public Library, 2 Washington Street, Livonia, NY.

Chair Bennett invited Joe Jacobs to come forward. Mr. Jacobs is representing Passero regarding the Livonia Public Library Project. Mr. Jacobs reviewed with the Board the present project, which pertains to the building of an addition to the existing Livonia Public Library. Joe stated that Passero Associates are looking for an approval of the site plan for the addition to the Livonia Public Library. He explained that the library is located on the corner of Washington and Main Street and this property is zoned Core Commercial. Mr. Jacobs recapped the two variances needed for site plan approval and explained that they went before the Zoning Board of Appeals on February 2, 2016 to seek approval for relief on two variances, which the Board approved. Passero is requesting a variance is for a front setback from Washington Street and for a rear landscape buffer which is required along the north property line. Livonia Code states that a 20' green space buffer needs to be maintained along the rear property line. Joe explained that the buffer along the rear/north property line will be a 6' to 8' fence and the fence will be placed 4.2 feet from the property line.

Joe informed the Board that the ZBA Board raised a concern regarding an issue with not having clear site when a vehicle is pulling out of the driveway of the property to the north of the library. Mr. Jacobs stated that they have moved the fence back away from Washington Street allowing for clear visibility when pulling out onto Washington Street.

Mr. Jacobs agreed that the last parking space located next to the dumpster, that area/space is very tight. Joe stated that they had done an auto turn analysis. He stated that normally they maintain a 5 foot buffer, but they have determined that they will be moving the dumpster further to the east toward the hill. Joe stated that they will be placing additional rebar to the concrete base to place the dumpster on and they want to make sure that the trees are not disturbed or damaged in anyway. CEO Backus asked about the maneuverability and Joe replied that they used a 20 foot vehicle to test the ability of parking a vehicle in this area and Joe noted that it is pretty tight. It was agreed that if one was parking a compact vehicle this space is okay, otherwise maybe one might want to park in a different spot. It was suggested that maybe a sign could be placed in this area for compact parking only. Joe indicated that they want to supply as much parking as possible so the visitors to the library do not have to park other places.

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Joe explained that there were some concerns regarding the location of the library driveway and the proximity to the neighbor's driveway. It was agreed that due to the proximity of the library driveway to Main Street that the proposed location of the driveway is the best location. There was a comment regarding flipping the parking lot. CEO Backus stated that the proposed layout reduces problems with the neighbors and the possibility of car headlights shining into the neighbor's homes. D. Simpson asked about the brightness of the lights in the parking lot. Joe stated that the lighting will not be very bright. They will be using 40 watt LEDs and there will be dimmers on all the lights. Angela Grouse informed the board that the library will not be open past 9:00 pm most nights. Joe indicated that they will be working with the highway department with this project.

CEO Backus asked about a concern regarding a spring or well and the neighbor's sump pump in the area adds a possible concern due to water runoff/drainage. CEO Backus wants to make sure that the design of the system allows for proper runoff and drainage. Adam stated that he and the Village want to see verification that the proposed design is supported with engineered calculations. CEO Backus stated that the water situation is somewhat of an unknown and they want to make sure that the proposed system will handle these concerns. The sump pump that was referenced is located in the house to the east. Joe stated that the Town has supplied him with a report that identified that there is an artesian condition that exists near the library and he also stated that the water level is approximately 5 feet above the parking surface. Joe assured the Board that the type of system they have designed will handle this situation. There was a report completed by Jim Baker regarding a geo-survey when the initial design was done by Clark Patterson Lee. Joe stated that he will forward that report on to CEO Backus. Joe stated that they have designed the storm water to be low enough so whatever that lowest point of the foundation is, this system will have a positive outlet for the storm water to leave this site. Joe indicated that they are comfortable enough that there is enough slope on the site to allow the water to move. Joe also stated that they are willing to work with the Town, but depending how extensive this process is there could be a cost issue. CEO Backus asked the Board if they are comfortable moving forward with the understanding that Passero can explain in terms that are not technically exhaustive, that can account for this system and not have to expend any additional funds. CEO Backus stated that there needs to be some assurance that property owners on Washington Street are not going to experience any new water issues. CEO Backus also stated that he needs to see the design of this system and how it will handle the water runoff and overflow. D. Simpson asked if the water will be absorbed into the ground, where will this water be going? Joe stated that the water presently is seeping out of the ground, but the new system will have conduit which will be dewatering this area more effectively. D. Simpson wanted Joe to verify that the water will be channeled to the storm drains and the storm drain will be low enough to handle the water and relieve the water pressure. Joe explained the composition of the water drainage system. Chair Bennett asked if the report that Joe is providing to CEO Backus, will explain the actual design of this water system. Joe indicated yes and they will also send this report on the Livingston County Water and Sewer Authority.

Chair Bennett asked if there were any other comments. There was no response. Chair Bennett stated that there has already been a public hearing through the ZBA and he indicated that the issues the ZBA has brought up regarding the location of the fence in conjunction with the neighbor's driveway has been addressed.

Chair Bennett and the board reviewed SEQR. A motion was made to accept the findings and declare a Negative Declaration. M/2/C (J. Palmer / D. Richards) and carried 5 - 0.

Chair Bennett asked to approve the Site Plan for the construction of the addition to the Livonia Public Library. M/2/C (D. Richards / D. Simpson)
Carried 5 - 0

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Chair Bennett stated that in regards to SECR, there is a couple of key points in regards to the architectural guidelines as per SHIPPO and the issue of drainage and Passero will address that issue and supply a report.

Motion to adjourn the meeting at 7:56 p.m... M/2/C (J. Palmer/D. Richards) Carried (5 - 0)

Respectfully Submitted,

Betty Miles
Recording Secretary