

LIVONIA JOINT PLANNING BOARD
JULY 25TH, 2016

Present: Chair R. Bennett, R. Haak, D. Richards, J. Sparling, Recording Secretary A. Houk.
Excused: CEO A. Backus, C. Casaceli, J. Palmer, D. Simpson and Attorney J. Campbell.

Agenda:

- 1) Approve the meeting minutes from June 13th & June 27th, 2016.**
- 2) Estate of Preston Durkee – 6754 Cleary Road, Livonia, New York.**
Subdivision of property into two lots.

Chair R. Bennett opened the meeting at 6:59 p.m.

1. Meeting minutes for June 13th & June 27th, 2016 - Chair Bennett asked for a motion to approve. M/2/C (D. Richards/J. Sparling) approved as submitted. Carried 4 – 0.
- 2. Estate of Preston Durkee – 6754 Cleary Road, Livonia, New York.**

Chair R. Bennett invited Daniel Holtje, Surveyor representing the Durkee's to come forward and review the Estate of Preston Durkee Subdivision. He explained that they are subdividing the 24.3 acre parcel into two lots. Lot one is five acres with buildings and lot two is 19 acres of vacant wooded land. Dan's understanding was that the five acre plot subdivision was a requirement from the mortgage company. In order for the mortgage approval, they required the five acres and the house be subdivided from the rest of the property. They plan to purchase the remaining land and Mr. Durkee will hold the mortgage. There are no encroachments, they have the right amount of frontage and they have no plans of building on the land. They plan to keep the back 19 acres as woods.

Chair R. Bennett stated that there are no issues with the land since it is located in the ARC-3 zoning district. He stated that the Durkee's neighbor, Sidney Bater who owns property located next to the Durkee's called the Building and Zoning office to say he has no objections to the subdivision proposal.

D. Holtje stated that since the original maps were made, there has been an updated abstract. There will be a slight alteration on the new map and the new map will reference the abstract.

Chair R. Bennett asked for any further comments from the Board.

Chair R. Bennett asked if the Board should have the public hearing.
Motion to waive the public hearing: M/2/C (D. Richards/J. Sparling) Carried 4 -0.

Chair R. Bennett and the Board reviewed SEQRA. Negative Declaration was made: M/2/C (D. Richards/R. Haak) Carried 4 – 0.

Chair R. Bennett made a motion to approve subdivision as presented. M/2/C (D. Richards/R. Haak) Carried (4 - 0)

Motion to adjourn the meeting at 7:12 p.m... M/2/C (R. Haak/J. Sparling) Carried (4 - 0)

Respectfully Submitted,
Alison Houk, Recording Secretary