

**LIVONIA JOINT PLANNING BOARD**  
**AUGUST 8<sup>TH</sup>, 2016**

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

Agenda:

- 1) Approve the meeting minutes from July 25th, 2016.**
  
- 2) Michael & Melody Wallman – Meadow Drive, Livonia, New York.**  
*Subdivision of Meadow & Shelly Road.*
  
- 3) Finger Lakes Timber Company – Decker Road, Livonia, New York.**

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

1. Meeting minutes for July 25th, 2016 - Chair Bennett asked for a motion to approve. M/2/C (R. Haak/J. Sparling) approved as submitted. Carried 6 – 0.

**2. Michael & Melody Wallman Subdivision of 7 Meadow Drive, Livonia, New York.**

Chair R. Bennett invited The Wallman's to come forward for discussion of the subdivision request. Melody Wallman stated that they are requesting a subdivision of the lot on Meadow Drive into two building lots with no setback requests. Meadow Drive lot would have a 15' side and 30' front setback. The lot on Shelly would have a 9' side setback. They would go with what the other houses have for the front and rear setbacks, 18' or 30'. Chair R. Bennett asked the Board for comments. R. Haak asked for clarification on the rear setback of 18' or 30'. CEO A. Backus stated that since they are asking for setbacks for a lot that doesn't exist, it would be creating a non-conforming lot. The setbacks would need to be established. If it was a pre-existing lot, it would have a 60% relief from the setbacks. It would be either 18' or 30', if it's established to be a building lot. J. Sparling confirmed with CEO A. Backus that if it was considered a building lot, the setbacks would be 30' for the rear and 9' for the side. Michael Wallman stated that the front setback would be 30', which would be in line with the other houses on the road. Note: Other houses are approximately 50', rather the 18' – 30' as stated. J. Sparling asked how the placement of the house differed from the last meetings renderings. This house would not be offset and you would see the garage door in front of the house. R. Haak asked what type of house they would be building. Melody Wallman stated that it would most likely be a two story home but they are not sure at this point, they have clients asking for different things. J. Sparling asked if building on this lot would require a variance. CEO A. Backus stated that at this point, the Wallman's are asking for the Planning Board's recommendations to pass onto the Zoning Board before they would grant or deny the variance. They would have to come before the Planning Board for an official Subdivision Approval. R. Haak asked if the Planning Board has authority to change from an access road to building lots. A. Backus stated the entire parcel is a building lot. The entire lot was intended to become a road when phase II started. Meadow was set up to be a building lot if the road didn't go through, but the Shelly Road portion is still part of the Meadow Drive a lot. Michael Wallman stated that it is considered one lot and they don't want waste the road frontage on Shelly Road. Chair R. Bennett stated that the biggest issue is the non-conforming lot on Shelly Road. Presently it is zoned Neighborhood Residential which is a 15,000. Sq. Ft. minimum, and the lot as a whole is just under that. The Meadow Drive parcel is consistent with the other properties on Meadow Drive. A Shelly Road lot would not be consistent. The issue is that Shelly Road is roughly half the size of what the other properties are. The Planning Board cannot approve that, it would need to go before the Zoning Board of Appeals for a Variance request. R. Haak stated that it would not be keeping with the character of Shelly Road properties.

Chair R. Bennett asked for comments from the Planning Board that should be sent to the Zoning Board for their review. After polling the Board, it was unanimous that the Planning Board will recommend to the Zoning Board that this proposal be denied.

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**3. *Finger Lakes Timber Company – Decker Road, Livonia, New York.***

The Board briefly discussed a previously site plan modification.

Motion to adjourn the meeting at 7:30 p.m... M/2/C (R. Haak/J. Sparling) Carried (6 - 0)

Respectfully Submitted,

Alison Houk, Recording Secretary