

**LIVONIA JOINT PLANNING BOARD**  
**NOVEMBER 14<sup>TH</sup>, 2016**

Present: Chair Bennett, D. Richards, D. Simpson, J. Sparling, CEO A. Backus, and Secretary, A. Houk.

Excused: Attorney J. Campbell, C. Casaceli, R. Haak, and J. Palmer.

Agenda:

- 1) Approve the meeting minutes from October 24<sup>th</sup>, 2016**
- 2) Vincenzo's Pizza – 5909 Big Tree Road, Lakeville, NY 14480**  
*Modification to previous Site Plan.*
- 3) Genesee Valley Rural Preservation Council - Wildbriar Estates, Livonia, N.Y. 14487**  
*Preliminary Site Plan for proposed development.*
- 4) Finger Lakes Timber, 6273 Decker Road, Livonia, N.Y. 14487**  
*Revised Site Plan.*

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

1. Meeting Minutes for October 24<sup>th</sup>, 2016. - Chair R. Bennett asked for a motion to approve. M/2/C (D. Richards/J. Sparling) approved as submitted. Carried 4-0

**2) Vincenzo's Pizza – 5909 Big Tree Road, Lakeville, NY 14480**

CEO A. Backus stated that this meeting was for the approval of the modifications to the previous Site Plan. They were granted the area variance on November 7<sup>th</sup>, 2016 by the Zoning Board of Appeals for relief of the west side setback and the expansion of non-conforming. Their request was for a 16' X 24' addition for kitchen support and inside access to the coolers. The addition is being built where there is an existing concrete pad. This meeting is to have the current site plan modification approved by the Planning Board.

Chair R. Bennett asked the Board if there are any further questions and/or discussion.

Motion to approve Vincenzo's Pizza modification to the site plan for the kitchen addition. M/2/C (D. Richards/J. Sparling) Carried 4-0

**3) Genesee Valley Rural Preservation Council - Wildbriar Estates, Livonia, N.Y. 14487**

Chair Bennett invited Jill Alcorn, President/CEO of GVRPC, Inc. and Timothy Brinduse, RA of T.A.B Designs and their Attorney David Henehan to come forward to discuss the preliminary

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Site Plan for the proposed development. The proposed project “Wildbriar Estates” will consist of 32 Apartment, 16 Townhouses, and a Community Senior Center, which will also incorporate a designated Nutrition Center certified by the Health Department, an Open Pavilion and a Maintenance Building. It is a 6.7 acre parcel of land, being a portion of tax map # 75.05-1-15.11 owned by FW Enterprises, LLC. It will be located on the west side of the proposed extension of Wildbriar Road located in the Gateway Commercial District.

Multi-family Residential use is not a permitted use in the Gateway Commercial District. Application has been submitted for Zoning incentives which would benefit the Village in exchange for GVRPC asking that the project be allowed in the Gateway Commercial District, that a 100’ rear and side setback be reduced to 60’ and the sidewalks and curbing be waived. CEO A. Backus stated that the property zoning was changed from Mixed Use to Gateway Commercial. It made better sense to make use of the incentive zoning verses trying to change the zoning. The extension of the road more than satisfied the amenities requirement to the Village.

The requested incentives and their values are as follows:

- 1) Changes in setback standards – Section 155.34 (F) 2 (b) requires any development adjacent to a Mixed Use District shall have a side and rear setback of 100’. The proposed development has a side setback of 60’ and a rear setback of 60’. The value of this variance is estimated at \$25,000.00+.
- 2) Changes in use - Section 155-34, Gateway Commercial District does not allow multifamily uses as a permitted use. The value of the variance to use the project as a multifamily use is deemed to be \$50,000.00+.
- 3) Changes in design waiving sidewalks and curbing. The value in the changes in design is deemed to be \$ 120,000.00+.

The proposed amenities include the following:

- 1) Provision of passive/active open space at the north end of the project (47,000 Sq. Ft.), a value of \$7500.00
- 2) Infrastructure improvement proposed extension of Wildbriar Drive for a length of 1189.10’ and a width of 70’ for a total of 1.894 acres of land, projected construction cost of \$300,000.00.
- 3) Construction of a Community Senior/Nutrition Center to serve the project residents and the residents of the Village of Livonia, projected construction cost of \$300,000.00.
- 4) Well-designed transition with surrounding Mixed Use and Gateway Districts, estimated value of \$180,000.00.
- 5) Project will be built under the LEEDS Platinum Energy Efficiency Designation and Green Building Standards. \$710,100.00 (47,340 sq. ft. building area @ \$15.00 per sq. ft.)

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The values to be provided by the proposed amenities include a very substantial infrastructure improvement in the town for a roadway which will open substantial additional acres of land to future development in connection with the Village's comprehensive plan. There are adequate sanitary sewers, water, transportation, and waste disposal in addition to fire protection facilities to accommodate the additional demand of the proposed facility. D. Simpson showed concerns with the natural flow of water on the property and wanted assurance that this property's water would not be pushed off towards neighboring property. T. Brinduse assured that there is a retention pond for drainage purposes and there will be a full engineering report to include drainage calculations.

J. Sparling asked what the income requirement was for the residents. J. Alcorn stated that it will be a mixed income ranging from \$26,000. to \$41,000. a year. The lowest acceptable age will be 55, unless they are considered fully disabled, then it is any age. The target age would be 70-80 years old. D. Simpson asked if there will be two bedroom units. They will offer a few 2 bedroom units, but most will be single units. T. Brinduse stated that the single units are very generous in size and could accommodate a couple comfortably. D. Richards asked if they would offer garages. T. Brinduse said they would not offer garages, many of the residents don't drive. There would be more than ample parking offered and enough to accommodate non-residents coming to the Community Senior Center.

On November 28<sup>th</sup>, 2016 the Village Board and the Joint Planning Board will hold a Public Hearing to review the Zoning Application incentives, SEQR and the Preliminary Site Plan. At that time the Village Board may make a decision on the Application for Zoning Incentives and SEQR. The Joint Planning Board may also make a decision on the Preliminary Site Plan.

Chair R. Bennett stated that the Board is in favor of proceeding and making a recommendation to the Village Board for incentive zoning pending a full engineering report, to include full drainage calculations and full final Site Plan submittal.

***4) Finger Lakes Timber, 6273 Decker Road, Livonia, N.Y. 14487***

There was a brief discussion regarding Finger Lakes Timber – 6273 Decker Road, Livonia, NY regarding the updated Site Plan from their attorney. The Board all agreed they had reviewed and are in acceptance of the revised Site Plan.

Motion to approve Finger Lakes Timber revised Site Plan as submitted. M/2/C (J. Sparling/D. Richards) Carried 4-0

Chair R. Bennett asked for a Motion to adjourn the meeting at 8:14 p.m... M/2/C (J. Sparling/D. Richards) Carried 4-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary