

**LIVONIA JOINT PLANNING BOARD  
(LIVONIA VILLAGE BOARD)  
NOVEMBER 28<sup>TH</sup>, 2016**

Present:

Village Board: Mayor Calvin Lathan, Trustee's C. Genthner, B. Leader, R. Parker, Secretary J. Weber. Excused: B. Kurtz

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

Mayor C. Lathan led the Pledge of Allegiance.

Agenda:

***1) Approve the meeting minutes from November 14th, 2016***

***2) Genesee Valley Rural Preservation Council - Wildbriar Estates, Livonia, N.Y. 14487  
Incentive zoning for proposed development.***

*Note:*

*This was a (shared) public hearing per Section 155-67 C, of the Zoning Code of Livonia. The selection of land or other amenities within a parcel to be considered for incentive zoning had been made by the applicant, subject to the approval of the Joint Planning Board and acceptance by the Village Board. The meeting was primarily a Village Board meeting to consider the application and amenities offered by GVRPC, Inc., as well as a SEQOR review.*

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

***1) Meeting Minutes for November 14<sup>th</sup>, 2016. - Chair R. Bennett asked for a motion to approve. M/2/C (R. Haak, J. Sparling) approved as submitted. Carried 5-0***

B. Leader read the legal notice:

PLEASE TAKE NOTICE that the LIVONIA JOINT PLANNING BOARD and the LIVONIA VILLAGE BOARD will hold a public hearing on Monday November 28<sup>th</sup>, 2016 at 7 p.m. at the Livonia Village Hall, 36 Commercial Street, Livonia, New York to consider the application for Zoning incentives of Genesee Valley Rural Preservation Council, Inc. pursuant to Section 155-67 of the Zoning Code of Livonia together with the approval requirements of the State Environmental Quality Review Act in connection with proposed 48 unit apartment and townhouse project to be called Wildbriar Estates to be located on Wildbriar Drive.

This property is located at Wildbriar Drive, Livonia New York in the Gateway Commercial District (GC).

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The application for Zoning Incentives is on file in the Building Zoning Department in the Livonia Town Hall, 35 Commercial Street, Livonia, New York, for public review.

All interested parties will be heard at this time.

Livonia Village Board & Livonia Joint Planning Board.

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

Mayor C. Lathan invited Jill Alcorn, President/CEO of GVRPC, Inc. and Timothy Brinduse, RA of T.A.B Designs and their Attorney David Henehan to start the discussions regarding their request for incentive zoning. J. Alcorn & T. Brinduse summarized the Wildbriar Estates project and the projected costs in addition to the request for incentive zoning in exchange for amenities offered to the Village. Multi-family residential use is not permitted in the Gateway Commercial District. Application has been submitted for Zoning Incentives, which we believe 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 Livonia Design Criteria and Construction Specifications for Land Development requirements (sidewalks, curbing, etc.) be reduced. The Planning Board feels that it made better sense to make use of the Incentive Zoning, verses trying to change the zoning.

CEO A. Backus clarified the December 7<sup>th</sup> funding application deadline. If it were not for this deadline, the property could have easily been rezoned, but time is of the essence. GVRPC is offering more than sufficient amenities such as the roadway and Senior Center. These items are a great benefit to the community in exchange for allowance of the project to be in the Gateway Commercial District.

Resident Barb Nowakowski of 5323 Clark Road Conesus was present and ask who would be responsible for paying the taxes and what the time line for the project was. J. Alcorn stated that GVRPC, as the owner would be responsible for the taxes. Their hopes are to gain funding in the spring of 2017, construction to begin in the fall of 2017 with an anticipated open in the spring of 2018.

Resident Bob Parker of 5894 Big Tree Road, Lakeville wanted clarification on water drainage as the project falls within the Conesus Lake Watershed. CEO A. Backus provided clarification of the drainage plans which include retention ponds. GVRPC will account for their water discharge and erosion control. They will be required to have a Planning Board Site Plan review and there will be a full engineering study to include drainage calculations for storm water and runoff. Architect, T. Brinduse explained the sites drainage plan and stated that they will be planting additional trees in addition to the existing trees and grass land which will provide drainage to handle any run off.

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Livonia Central School student Trevor Simpson asked for the estimated cost of the project. J. Alcorn stated that the construction cost is estimated at \$ 8.4 million dollars for the buildings & roadways. There are other costs not included in this figure, such as the Land Surveyors and Architects.

Mayor C. Lathan stated that the Village Board met on November 9<sup>th</sup>, 2016 and approved the application of the Incentive Zoning. The Village Board is in support of the project and very enthusiastic about the project moving forward. Mayor C. Lathan asked for discussion from the Board. Trustee, C. Genthner stated that there is a great need for this in our community and it is very much welcomed & supported.

Mayor C. Lathan stated that the Village finds benefit that warrants the Incentive Zoning and asked the Village Board for a motion to approve the Incentive Zoning application as presented. Motion to approve M/2/C (C. Genthner/R. Parker) Carried 4-0.

Chair R. Bennett read aloud part 2 – Impact Assessment questions, on behalf of the Village Board. Negative Declaration was made. Mayor C. Lathan asked for a motion from the Village Board to accept the SEQR Negative Declaration. Motion to approve M/2/C (B. Leader/C. Genthner) Carried 4-0.

Mayor C. Lathan asked the Village Board for a motion to recommend Incentive Zoning per Site Plan approval. Motion to approve M/2/C (C. Genthner, R. Parker) Carried 4-0.

Chair R. Bennett asked for a motion for the Planning Board to recommend the applicant proceed with Final Site Plan for review and approval. M/2/C (J. Sparling, C. Casaceli) Carried 5-0.

Mayor C. Lathan asked for a motion to close the Public Hearing. M/2/C (B. Leader, C. Genthner) Carried 4-0

Chair R. Bennett asked for a Motion to adjourn the meeting at 7:47 p.m... M/2/C (J. Sparling/R. Haak) Carried 5-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary