

**LIVONIA JOINT PLANNING BOARD**  
**FEBRUARY 13<sup>TH</sup> 2017**

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

Excused: R. Haak, J. Sparling, Attorney J. Campbell.

Agenda:

*1) Approve the meeting minutes from January 9<sup>th</sup>, 2017*

*2) Chris Saunders – Preliminary Site Plan Approval*  
65.-1-66.132 (Big Tree) & 65.-1-65.2 (Bronson Hill).

*Chair Bennett opened the meeting at 6:58 p.m.*

1. Meeting minutes for January 9<sup>th</sup>, 2017. Chair Bennett asked for a motion to approve. M/2/C (D. Richards/J. Palmer) approved as submitted. Carried 5-0

*2) Chris Saunders – Preliminary Site Plan approval for development of land owned by R. DeMarco.*

CEO A. Backus read the Public Notice.

PLEASE TAKE NOTICE that the LIVONIA JOINT PLANNING BOARD will hold a public hearing on Monday February 13<sup>th</sup> at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York to consider the application of Chris Saunders for the development of parcel 65.-1-65.2 currently owned by Roger & Rebecca DeMarco for Preliminary Site Plan approval according to the Zoning Code of Livonia.

The proposal is for a 4000 Sq. Ft. commercial building to be used as a Microbrewery and office space, with potential for a future storage building. This property is located at parcel 65.-1-65.2 Lakeville New York in the Town of Livonia New York in the Gateway Commercial District (GC).

The application 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.

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Chair Bennett invited Chris Saunders and Architect Tim Brinduse to come forward to discuss the Preliminary Site Plan. T. Brinduse stated that there are two lots. One of the lots will be developed now, the second lot will be developed in the future. The first development will be a Brewery and a Mini Storage Building, with possible future Storage Buildings on this site. The other lot will be used for the utilities. It already has a manhole with a sanitary sewer in place where they will tie into since there is no sewer currently on Bronson Hill. T. Brinduse pointed out the location of the building which will have the Brewery, and will be approximately half the total space. The other half will have three small leasable spaces. C. Saunders will use one as his Real Estate Office, a Photographer will lease one and there will be one available for lease. The North East and North West corners of the property are the lowest part of the site, this is where they will plan for the storm water retention. It would be a 4 bay retention pond with overflow. C. Saunders stated that he is currently working with the gentleman that owns the property to the west. He has agreed to give him a 20' drainage easement on the southern portion of his property that will tie in to the existing Storm Sewer located on Thomas Drive. The parking will be partially paved in front of the brewery and the rest would be gravel. The site is wooded with mostly small, non-desirable trees but there are some nice trees off the back of the property line. C. Saunders stated the low spot that you can see from Bronson Hill Road is where the retention pond will end up. T. Brinduse stated that when they return for the Final approval, these details will be designed by an Engineer.

Chair R. Bennett asked for discussion from the Board. D. Simpson asked if the storm or water needed to be engineered first. CEO A. Backus stated that this is a Preliminary meeting. Upon approval we will obtain all the final details and have Clark, Patterson, Lee review it, then they would return for a final approval. Chair R. Bennett asked the Board if they had a chance to review the Short Form Environmental and asked for any comments. The biggest issues are those that the County Planning Board has already asked for such as "dark sky" compliant lighting, provide adequate erosion control, SEQR process, topography concerns & potential issues with stormwater management. Streetscape, buffer & parking area landscaping to be proposed to meet requirements of the Town of Livonia Code and satisfaction of the Town Planning Board. Planted open space requirements to be met as future phases are proposed. Applicant to provide Site Plan to Town Engineering and Livingston County Highway Department for their review/approval. Obtain approval of the proposed curb cut. CEO A. Backus asked C. Saunders if he will keep the contingency on the property for Final approval. C. Saunders stated that he will remove the contingency. He plans to proceed with purchasing the property so he will be able to start the development process.

Chair R. Bennett asked if the public had any comments or questions. There were no questions so Chair R. Bennett asked for a motion to close the Public Hearing. M/2/C (D. Richards, D. Simpson) Carried 5-0

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Chair R. Bennett stated that the Board looks favorably on the concept and encourages C. Saunders to submit a Final Site Plan Application.

CEO A. Backus informed the Board of the upcoming agendas. He is working on providing a summary for the Board Members on the Riedman Development along with the Cell Tower. We will have Old Stump Blower Ciderworks on the next Planning Board Agenda and information will follow.

Chair R. Bennett asked J. Palmer if she would like to discuss the solar information she has been working on. J. Palmer stated that she attended a Solar meeting that Livingston County hosted and has been gathering information regarding the subject. She attended a Zoning Board Meeting last week to have a formal discussion with the members and to see if she could gain some volunteers. She is trying to put together a group of people that would work together to create a Moratorium regarding the solar power and solar farms. She is in hopes of gathering two people from each Board – Planning, Zoning, Town and other members of the community that would like to be involved.

With no further comments Chair R. Bennett asked for a motion to adjourn the meeting at 7:30 p.m... M/2/C (J. Palmer/C. Casaceli) Carried 5-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary