

LIVONIA JOINT PLANNING BOARD
SEPTEMBER 11TH 2017

Present: Chair Bennett, D. Andersen, R. Haak, J. Palmer, D. Richards, D. Simpson, J. Sparling, CEO A. Backus, & Secretary, A. Houk.

Excused: Attorney J. Campbell

Agenda:

- 1) Approve the meeting minutes. – August 28th, 2017**
- 2) Trathen Land Company– 30 West Avenue, Livonia, NY
Subdivision approval.**
- 3) Justin Bruckel – 5607 Pebble Beach Road, Lakeville, NY
Modification to previously approved Subdivision.**

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

1) Meeting Minutes for August 28th, 2017. Chair R. Bennett asked for a motion to approve. M/2/C (R. Haak/D. Richards) approved as submitted. Carried 7-0

2) Trathen Land Company – 30 West Avneue, Livonia, N.Y. 14487

Chair R. Bennett asked Julie Holtje of Finger Lakes Land Surveying, P.C. representing Trathen Land Company to come forward to discuss their Subdivision proposal. J. Holtje stated that they are requesting to subdivide the 87.3 acres into to two parcels. 1.9 acres, which will have the existing home and 85.4 acres will be for future development. They are also requesting a permanent Easement for Ingress & Egress for the 1.9 acres. The property is located on West Avenue in the Village of Livonia, north of the intersection of Ward Avenue.

Chair R. Bennett and the Board reviewed SEQR. Negative declaration was determined. Motion to approve: M/2/C (J. Palmer/D. Richards) Carried 7-0

Chair R. Bennett asked for motion to approve the Subdivision as presented. Motion to approve: M/2/C (D. Richards/J. Palmer) Carried 7-0

3) Justin Bruckel – 5607 Pebble Beach Road, Lakeville, NY 14480

Chair R. Bennett invited Justin Bruckel to come forward to discuss a modification to the previously approved subdivision. This is for a lot line adjustment that will be relocating the dwelling approximately 100' to the south. D. Richards asked why he is requesting to move the house. J. Bruckel stated that because it will improve his view to the lake. Chair R. Bennett stated that Clark Patterson Lee has reviewed this proposal and did not see any issues with the

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request. The nearest neighbors have contacted CEO A. Backus, and have no objections to moving the house. D. Simpson asked if there are plans to move the driveway. J. Bruckel stated that there have been conversations of possibly moving the driveway, but has not had plans engineered at this point. CEO A. Backus stated that he would like to begin construction, if he decides to relocate the driveway, he can present plans to the Board for review, while construction of the house continues.

Chair R. Bennett asked for a motion to approve the Lot Line adjustment/modification as presented. Motion to approve: M/2/C (J. Palmer/R. Haak) Carried 7-0

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:17 p.m... Motion to adjourn: M/2/C (J. Sparling/ R. Haak) Carried 7-0

Respectfully Submitted,
Alison Houk, Recording Secretary