

LIVONIA JOINT PLANNING BOARD
OCTOBER 23, 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. –September 25th, 2017**
- 2) James & Joyce Willard– 4439 Federal Road, Livonia, NY**
Subdivision approval.
- 3) Mohamed Mornagui – 5953 Big Tree Road, Lakeville, NY**
Modification to pre-existing operation.
- 4) Andy Kubrich – 23-25 Main Street, Livonia, NY**
Preliminary concept for “Makacademy”.

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

1) Meeting Minutes for September 25th, 2017. Chair R. Bennett asked for a motion to approve. M/2/C (J. Palmer/J. Sparling) approved as submitted. Carried 7-0

2) James & Joyce Willard – 4439 Federal Road, Livonia, N.Y. 14487

Chair R. Bennett asked Michael Sharman, Realtor, and James Willard to come forward to discuss their Subdivision proposal. They are proposing to subdivide a 6.025 acre plot off the north end of his property. There will be a 32.6’ strip access back to the woods. D. Simpson asked if the Zoning for this property was a five acre minimum. CEO A. Backus stated that the front access is Neighborhood Residential District (NR), and the parcel is located in the Agricultural Residential Conservation District 3 (ARC-3). D. Simpson asked if the 32.6’ strip is the only access to the parcel. M. Sharman stated the access strip was required when the parcel to the south was previously sold. D. Simpson asked if a 60’ minimum was required. CEO A. Backus stated that for a single lot, its 32’ minimum with a 10’ side setback and a 12’ driveway.

Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (R. Haak/J. Palmer) Carried 7-0

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

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

LIVONIA JOINT PLANNING BOARD

OCTOBER 23, 2017

3) Mohamed Mornagui – 5953 Big Tree Road, Lakeville, NY 14480

Chair R. Bennett invited Mohamed Mornagui & UHaul Manager, Andrew Toombs to come forward to discuss a modification to the pre-existing operation. The purpose of adding the UHaul business is to have a secondary, successful business model to the Lakeville Market. This would strengthen our ability to serve and support the community and reduce the amount of emissions. Keeping the business within the Town of Livonia will improve our chances of survival in this expanding economy. The benefits of having the UHaul business would attract new customers who might not otherwise visit the location, and bring new business to the Town. The Lakeville Market will keep a small inventory, maximum of five trucks or trailers in the parking spaces located on the west side of the building. The trucks will not interfere with traffic, as there is currently easy in/out access. One UHaul sign, 2' X 4' will be placed on the grass near the gasoline pumps. J. Sparling asked how it will reduced the amount of emissions. A. Toombs stated that based on where they place their equipment, the customer doesn't have to drive as far to rent the UHaul. Currently they have rentals available at Julies Florist in Conesus, and a location in Geneseo. They like to place no more than three locations in a general area so all locations can be profitable. This also allows more points for pick up and drop off. CEO A. Backus stated that it has been determined that this would be a permitted use in the pre-existing automobile fueling station, with retail sales. The applicant has indicated that the fuel station business is very competitive, this is important to the business to add an additional service to help keep their doors open. A. Toombs stated that they will keep all the equipment back from the road, to avoid traffic visibility concerns or neighbor complaints. Chair R. Bennett asked if there was lighting in the back section where the trucks/trailers will be located, and if there were rentals taking place at night. M. Mornagui stated that there is lighting in the back for the equipment. Most of the renting takes place in the mornings, drop off will be later in the day and some evening. The busiest rental pick up and drop off times are from Friday morning to Sunday evening. A. Toombs stated that they will offer a "truck share" option at this location. A renter could come after hours, complete the rental process, and then access a lock box which will have the key for the vehicle. Chair R. Bennett asked how many vehicles will be parked at a time. A. Toombs stated that they try to keep a maximum of five trucks or trailers at all times. Depending on renting and returns, it may vary by day. If there are over five, arrangements are made to move the extra vehicles off the lot. D. Andersen stated that since they are a drop off location, there may be times when extra vehicles are dropped off, adding to the amount already on site. R. Haak asked if they want to limit themselves to five vehicles. A. Toombs stated that they are trying to comply with what the Landlord would like. Sometimes there are no trucks there, it fluctuates daily depending on the time of year. During college start and end, there is a lot of renting and drop offs in the area. UHaul has a local traffic department that monitors and regulates the vehicles at the locations. J. Sparling asked about signage. M. Mornagui stated that currently there is a small UHaul Sign out in front. He will work with CEO A. Backus to comply with the Sign Code rules. CEO A. Backus stated that there are currently several signs at the location that need to be cleaned up. You are only permitted one free standing sign on the premises. There is currently a free standing sign with room on it to add additional advertising. The temporary sandwich type sign is permitted on a short term basis, but site traffic concerns need to be addressed. CEO A. Backus stated that he would like to see some of the signage on the front of the building, which has been there for years, be removed. M. Mornagui stated that he is

LIVONIA JOINT PLANNING BOARD
OCTOBER 23, 2017

willing to work with Building & Zoning to determine the signage requirements. CEO A. Backus stated that there are three dumpsters on the side parking lot, he is concerned about the overall appearance. M. Mornagui stated that one of the dumpsters belongs to the drycleaners. He has the other two, one is for refuse and the other is for recycling. D. Simpson asked if the Board wanted to designate a specific location for the UHauls. A. Toombs asked if the Board wanted the dumpsters moved to the back corner of the parking lot. CEO A. Backus stated that they still need to be accessible for the garbage trucks. D. Andersen asked what happens if someone returns a trailer that they can't back into its place. A. Toombs stated that he is in the area most of time and would come back to park the trailer if needed. CEO A. Backus asked if A. Toombs had the ability to add signage onto the existing free standing sign. He would need to know the size, but has 5' panels that could be easily added to the bottom of the existing sign. Chair R. Bennett stated that he would like them to submit a Site Plan for the Boards review. The Board stated that there will be five trucks or trailers allowed for renting, with a maximum of ten during high rental times. There will be three days to move the excess trucks or trailers off the premises to other UHaul sites. They would like the excess signs cleaned up. Propose new signage to be added to the existing free standing sign, and placement of a temporary sandwich sign. Show placement of trucks and trailers. Relocate the three dumpsters to the back of the property, accessible to the garbage trucks. The Board request this Site Plan in 4 weeks for their review and approval. They will be added to the November 27th Agenda for Final Site Plan approval. There will be a one year review or as needed.

4) *Andy Kuberick – 23-25 Main Street, Livonia, NY*

Chair R. Bennett invited Andy Kubrich to come forward to discuss the preliminary concept for Makacademy. Makacademy is a space for people of all ages to make or create anything & everything, with people and infrastructure to foster that development. The location will be 23-25 Main Street in Livonia, the previous location of Finger Lakes Flooring and the Tattoo shop. The space will include equipment such as 3-D printers, STEM toys, metal and woodworking machines, computer equipment for coding and hacking, pottery and art equipment, embroidery and many others. They will also offer training on all the equipment. They will offer classes on marketing, incorporating, investing, coding, cyber security, welding, machining, pottery, painting, sewing, CAD, personal finance, banking and anything else imaginable. The business incubator offers entrepreneurs a space to develop an idea or product, coaching and consultation on the best paths to market, business organization, marketing assistance, financing and even a retail space to launch the products. They are there to help whether you are a homebrewer looking to hone your skills into a business or a coder that wants to launch an Application, or someone looking to launch a new product. They will offer school age children everything from basic to advanced equipment training and usage, to homework tutoring. They will have a simple space available for using building tools and will offer makerspace birthday parties where children can actually make something to bring home. They will offer "Make your own Christmas Presents" courses and host mini camps for kids to spend some time over school breaks. The space and equipment will be available to members for a small monthly membership fee that includes reduced pricing on classes. All classes and other events will be available to the public for a small fee on a pre-registration basis. The website available at www.makacademy.net for further information. The top floor of the buildings are connected by a door in the middle.

LIVONIA JOINT PLANNING BOARD
OCTOBER 23, 2017

There will be a classroom and office on one side. The other side will have the equipment with the kids section in the back. Kids will be limited to the top floor, and will require a parent to accompany them. The downstairs level will be for members only and is considered a heavy training area with lathes, mills & drill presses. They will require safety classes on all equipment prior to use, and all equipment will require a fob in order to operate. CEO A. Backus stated that the main concern was the parking. Since the downstairs level will be for memberships only and usually only four at a time, the parking associated with the lower level should not be an issue. There is a challenge of people parking on the north side of the street. He doesn't anticipate large numbers of people at once. The parking behind Twisters and The Livonia Inn should accommodate the customers and members, but there is the challenge of getting people across the street. There is also additional parking behind Shelby's. J. Sparling asked who owns the gravel parking area across the street. CEO A. Backus stated that parcel is owned by the Village of Livonia. D. Andersen asked if the only access to the lower level was the back. A. Kubrich stated that there is an internal stairwell. J. Sparling asked what the hours of operation are. In the beginning, they will be open on Thursday's from 2-10pm., Friday and Saturday from 8 a.m. to 8 p.m., and part of the day on Sunday. D. Andersen asked if when they work up to six days, which day would they be closed. A. Kubrich stated they will be closed on Sunday's. D. Simpson asked if there will be a lot of noise from the equipment. The loudest operation they would have going during the day would be a mill. They would not be louder than Brigg's Tire is now, and doesn't anticipate noise being a problem. J. Sparling asked if there were other locations. A. Kubrich stated that both he and partner, Mike Cinquino have full time jobs. This has been their dream, and is the only location. J. Sparling asked if the people running the space in their absence will be trained on the equipment. Initially they will be the only ones running the operation. Eventually, when there is a need to hire additional staff, they will be certified, safety trained and qualified for all of the operations. D. Simpson asked about the dust collection. There is a dust collection for both the wood and metal. There is not any dust producing equipment upstairs, even the saw blades that the children would use are safety blades that don't cut the skin. J. Sparling asked why they felt there is a need for this in Livonia. They feel there is a dramatic need because much of what they will offer, the kids aren't offered in school.

CEO A. Backus stated that we are waiting for a few loose ends from the Design Professional. We would consider this a pre-existing similar permitted use.

Chair R. Bennett stated that the Board looks favorably on their concept and sees no issues to be involved with. A. Kubrich will work with CEO A. Backus for compliance.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:52 p.m... Motion to adjourn: M/2/C (R. Haak/J. Palmer) Carried 7-0

Respectfully Submitted,
Alison Houk, Recording Secretary