

**Present:** Chair. R. Bennett, D. Richards, J. Palmer, C. Casaceli, R. Haak, D. Simpson, K. Masterson - Code Enforcement Officer & J. Campbell - Town Attorney

**Excused:** B. Brooks

**AGENDA:** - *James Willard (Mike Sharman)*  
- *4439 Federal Road*  
- *2 lot subdivision*  
- *Preliminary*

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

Chair. R. Bennett asked the board to review minutes of the November 14, 2011 meeting. M/2/C (D. Richards/D. Simpson) to approve the November 14, 2011 Livonia Joint Planning Board meeting minutes as amended.

Motion carried 6-0.

Chair. R. Bennett asked **Jim Willard** and his Realtor, Mike Sharman, to come forward to explain their request for a proposed two (2) lot subdivision that fronts on Adams Road. The board members were given maps that showed the general location of the property in question.

K. Masterson pointed out the entire farm which is in a county certified agricultural district. Because of this, the application must be forwarded to the Livingston County Planning Department for their review and comments. Kevin explained that because a portion of the proposed subdivision will be taken out of the Ag District, there may be a monetary fine by the Livingston County Planning Dept. and Real Property.

J. Palmer asked if the seven (7) year term of being in the Ag District was up.

K. Masterson said he didn't think so.

K. Masterson stated a portion of this parcel may be in a federal wetland.

New York State Certified Land Surveyor, Barry Carestio, will be performing the survey for this proposed subdivision. He will also delineate whether or not the property is in the wetlands.

K. Masterson asked Mike Sharman if the Livingston County sewer pump station is on this property.

Answer was yes.

Mr. Willard pointed it out on the map along with the existing fence lines.

J. Campbell stated that the pump station and easement should be shown on the survey map so the buyer can't come back and say he didn't know it was there.

C. Casaceli asked how far the pond is from the property line.

M. Sharman said 25 feet to comply with the Town Code.

Chair. Bennett asked for further questions or comments from the board. There were none.

Mr. Willard will return to this board for final submittal after the Livingston County Planning Department has had a chance to review this application for comments.

Kevin informed Chair. R. Bennett that the Town Supervisor & the Town Board members reappointed him as the Chairman of this Board for the year 2012. He asked the board members if they were okay with Rick being chairman again. They all agreed, as did Rick. B. Brooks was absent for this meeting, however Kevin informed the board that if Bob wishes to be reappointed to be a member of this board for another seven (7) year term, the Village board will reappoint him at their next meeting on January 11, 2012

M/2/C (R. Haak/J. Palmer) to adjourn the meeting as 7:45 p.m.  
Motion carried 6-0.

Respectfully submitted,

Tammie Schwerzler  
Recording Secretary

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