

Present: Chair. R. Bennett, R. Haak, C. Casaceli, B. Brooks, & K. Masterson - Code Enforcement Officer

Excused: J. Palmer, D. Simpson, D. Richards & J. Campbell - Town Attorney

AGENDA:

- *Mariane Clark (Rachel Scura)*
 - *Poplar Hill Road*
 - *2 Lot subdivision*
 - *Preliminary*

- *Carl Myers Enterprize (Bill Devine)*
 - *3233 Rochester Road*
 - *125' x 75' addition*
 - *Modification to previously approved site plan of July 25, 2011*

Chair. R. Bennett opened the meeting at 7:01 p.m.

Chair. R. Bennett asked the board to review minutes of the March 26, 2012 meeting.

R. Bennett pointed out page three, 4th paragraph, 2nd sentence... “until” should be changed to “unit”. M/2/C (B. Brooks/C. Casaceli) to approve the March 26, 2012 Livonia Joint Planning Board meeting minutes as amended.

Motion carried 4-0.

Rachel Scura, attorney for **Mariane Clark**, approached the board to discuss their request for a five (5) acre, two (2) lot subdivision on Poplar Hill Road. There is a 50' right-of-way (r.o.w.) to be included for access to the remaining lands of Mariane Clark between the Bennett lot and the 5-acre lot.

Margaret Linsner is the attorney for buyer.

K. Masterson stated that all the necessary notes are on the subdivision map.

This application will be forwarded to the Livingston County Planning Department for their review and recommendation.

B. Brooks questioned the 50' r.o.w. “Doesn’t the Town of Livonia Code state that r.o.w.s be a minimum of 60 feet?”

K. Masterson explained that there was a change in the code recently, now stating that r.o.w. minimum is 32 feet, however fifty feet would limit ever being able to create a dedicated town road or private drive.

Rachel said that Mariane is not going to further subdivide.

Rachel will return to the May 14, 2012 meeting for consideration for final subdivision approval.

MEETING MINUTES - April 23, 2012

Chair. R. Bennett asked Bill Devine to come forward to discuss the request of **Carl Myers Enterprise** for 125' x 75' addition to a warehouse which is a modification to previously approved site plan of July 25, 2011, at 3233 Rochester Road. Bill is the operations manager for Sweeteners Plus.

Bill explained that they have a customer who would like to store sugar possibly starting in August, 2012. They are already running out of room in their new warehouse.

K. Masterson passed out previously approved site plan maps showing parking lot, property lines, grading & drainage.

Outdoor lights will be mounted to the outside corner of the new addition. They will not add dock space. There is one door to access the building. The existing drainage pond is working well.

There will be 33.1 remaining acres. This proposed addition is on .2 acres.

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

M/2/C (R. Haak/B. Brooks) to waive a public hearing
Motion carried 4-0.

The Board reviewed the Short Environmental Assessment Form, Part II for SEQR.

- | | |
|--------|--------|
| A) No | C5) No |
| B) No | C6) No |
| C1) No | C7) No |
| C2) No | D) No |
| C3) No | E) No |
| C4) No | |

M/2/C (C. Casaceli/B. Brooks) to declare a negative declaration on SEQR based upon the findings.
Motion carried 4-0.

M/2/C (R. Haak/C. Casaceli) to grant final approval on the site plan modification to construct a 125' x 75' addition to an existing warehouse.

M/2/C (R. Haak/C. Casaceli) to adjourn the meeting at 7:45 p.m.

Respectfully submitted,

Tammie Schwerzler
Recording Secretary