

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

**Excused:** B. Brooks, D. Simpson & J. Campbell - Town Attorney

**AGENDA:**

- Mariane Clark (Rachel Scura)
  - Poplar Hill Road
  - 2 Lot subdivision
  - Preliminary
  
- Bob & Jeanne Donley
  - 3606 Pebble Beach Road
  - Site Plan (house, barn & driveway)
  - Preliminary

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

Chair. R. Bennett asked the board to review minutes of April 23, 2012.

M/2/C (C. Casaceli/R. Haak) to approve the April 23, 2012 Livonia Joint Planning Board meeting minutes as submitted.

Motion carried 5-0.

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.

Kevin Masterson stated that all required notes were now on the map, one of them stating that this map was for subdivision purposes only.

Rachel asked the board if there was anything further they needed from her.

M/2/C (J. Palmer/D. Richards) to waive the public hearing.

Motion carried 5-0.

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 (J. Palmer/D. Ricahrds) to declare a negative declaration on SEQR based upon the findings.  
Motion carried 5-0.

M/2/C (D. Richards/Casaceli) to grant final approval on a five (5) acre, two (2) lot subdivision as presented.  
Motion carried 5-0.

**Bob & Jeanne Donley** approached the board to discuss their request for site plan approval for a house & barn on their property at 3606 Pebble Beach Road.

Kevin Masterson stated that the board previously saw this as a subdivision in April 2010 with the Kosakowski/Brennan subdivision. As a requirement they are now submitting a site plan map for consideration. They are using the same engineer as did Brennan and Kosakowski. They will share a driveway off Pebble Beach Road. Fran Kosakowski has not done anything yet with the reciprocal driveway agreement.

The proposed barn will be 30' x 40' with a 10' x 40' roof overhang, and barn doors on either end. A photo of the barn was passed out to the members. Drains will be installed where future pond may be, there will be no drainage to Pebble Beach Road, they will be environmentally friendly. Silt fence and check dams will be provided on either side of the driveway down to Pebble Beach Road. The barn will be 300' off the road. The house will be built in the future, at a higher point on the property.

This application has been referred to the Livingston County Planning Department in which they determined that it has no significant Countywide or inter-municipal impact in regard to existing County plans, programs and activities. Therefore, approval or disapproval of this application is a matter of local option.

R. Bennett asked for questions or comments from the boar.  
J. Palmer commented on the quality of the drawing. "It looks great."

K. Masterson stated that as part of the subdivision requirements the first 20' of the driveway must be paved.

M/2/C (J. Palmer/R. Haak) to waive the public hearing.

A) No  
B) No  
C1) No  
C2) No  
C3) No  
C4) No

C5) No  
C6) No  
C7) No  
D) No  
E) No

M/2/C (J. Palmer/D. Ricahrds) to declare a negative declaration on SEQR based upon the findings.  
Motion carried 5-0.

M/2/C (R. Haak/C. Casaceli) to grant final site plan approval as submitted.  
Motion carried 5-0.

M/2/C (R. Haak/J. Palmer) to adjourn the meeting at 8:00 p.m.  
Motion carried 5-0.

Respectfully submitted,

Tammie Schwerzler  
Recording Secretary

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