

**LIVONIA JOINT PLANNING BOARD
MEETING MINUTES - October 22, 2012**

Page 1 of 3

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

Excused: J. Campbell - Town Attorney,

AGENDA:

- *Bruce Beardsley (Barry Carestio)*
 - *Stone Hill Road and at east end of Florence Lane*
 - *3 Lot Subdivision*
 - *Preliminary/Final*

- *Alan Roome*
 - *3195 Rochester Road*
 - *Modification to an existing Site Plan - construction of an 18' x 37' addition to an existing building.*
 - *Preliminary/Final*

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

Chair. R. Bennett asked the board to review minutes of September 24, 2012. M/2/C (C. Casaceli/D. Simpson) to approve the September 24, 2012 meeting minutes as submitted.
Motion carried 7-0.

NYS Certified Land Surveyor, Barry Carestio, came forward to request a 3 lot subdivision in representation of his client, **Bruce Beardsley**. The property is located on Stone Hill Road and at the east end of Florence Lane.

K. Masterson passed out aerial maps of the property in question to the board members.

Barry Carestio explained that this property (known as lot 6 of the Hickory Woods Subdivision) was formerly out of the Beecher property on Livonia Center Road wrapped around to Stone Hill Road. This property was previously 99 acres and now 82 acres. There is a 2,000' access strip trail from Florence Lane to a five acre parcel owned by the Town of Livonia. Lot 6C is presently being farmed, lot 6D has an existing driveway that goes back to a pond. It is partially wooded and partially a corn field. There is a drainage easement, a turn around easement and a sanitary sewer easement to the Town.

In addition to lot 6C having 52 acres there is a 60' access strip across from Jakman Hill. Lot 6E consists of 13 acres and has 3 ponds upon it.

D. Simpson asked if this means Florence Lane will end and development cease.

B. Carestio stated, “not necessarily”. He’s actually entertaining an offer from a farmer at present time.

B. Carestio stated that parcel 6C has an additional 60' wide utility easement to Stone Hill Road and the driveway is paved back to Lot 6R1R which was Bruce’s son’s property previously.

K. Masterson pointed out that there is a road easement to the Town of Livonia on lots 6C & 6D and the owner of lot 6D will have control over whether or not Florence Lane continues or not.

The property in question is in the Agricultural Residential Conservation (ARC-5) Zoning District.

This application request is for subdivision only, any future development would need site plan approval from this board.

This application does not need to be referred to the Livingston County Planning Department because it is a modification to an existing subdivision. Nor is the property in an Agricultural District.

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

Motion carried 7-0.

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. Simpson) to declare a negative declaration on SEQR.

Motion carried 7-0.

M/2/C (D. Richards/R. Haak) to approval the application for a 3 lot subdivision on Stone Hill Road and at the east end of Florence Lane as submitted.

Motion carried 7-0.

Alan Roome approached the board to discuss his request for modification to an existing site plan to allow the construction of an 18' x 27' addition to an existing building.

K. Masterson pointed out the yellow hi-lited square on the site plan map which indicates the location of the proposed addition.

Chair. R. Bennett, viewing an overhead photo of the property, questioned whether or not Alan would be able to access the back of the property.

Alan replied yes. There are 40-50 feet between the corners of the buildings.

This addition would be used for a shop, to work on stuff and store items. He may use it to park a vehicle to get it out of the weather. He would not use the building to maintain & service the vehicles.

M/2/C (R. Haak/B. Brooks) to waive the public hearing.

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/B. Brooks) to declare a negative declaration on SEQR.
Motion carried 7-0.

M/2/C (B. Brooks/D. Simpson) to approve the site plan for an 18' x 37' addition to an exiting building as presented.
Motion carried 7-0.

M/2/C (J. Palmer/D. Simpson) to adjourn the meeting at 7:30 p.m.

Respectfully,

Tammie Schwerzler

Recording Secretary

/ts