

LIVONIA JOINT PLANNING BOARD

May 9, 2022

Present: Chairman R. Bennett, D. Andersen, A. Baranes, J. Brown, R. Haak, J. Palmer, K. Strauss, Zoning Compliance Assistant J. Holtje, Secretary A. Houk

Excused: CEO Adam Backus, Attorney J. Campbell.

Agenda:

1) Approve the meeting minutes. – April 25, 2022

2) Teresa Wallace – 3060 Poplar Hill Road, Livonia, New York.

Approval of Subdivision

Chairman Rick Bennett opened the meeting at 7:00 p.m.

1) Approve Meeting Minutes for April 25, 2022. Chairman Rick Bennett asked for a motion to approve. M/2/C (J. Palmer/R. Haak) approved as submitted. Carried 7-0.

2) Teresa Wallace – 3060 Poplar Hill Road, Livonia, New York

Chairman Rick Bennett noted that this Site Plan application was referred to the Livingston County Planning Board for review. Livingston County Planning reviewed the application and determined that it has no significant Countywide or inter-municipal impact. Approval or disapproval of this application is a matter of local option.

Chairman Rick Bennett asked Teresa & Allan Wallace to come forward for the approval of the Subdivision. Teresa stated that they have 38.8 acres of land and would like to subdivide it into two lots. The new lot will be 21.78 acres and the current lot would go down to 17.0128 acres. Chairman Rick Bennett noted that the property is in the neighborhood residential district and there are no issues with AG. This is primarily a wooded lot with no development on the smaller lot. A site plan review by the Building and Zoning Department is required for any future building.

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

Chairman Rick Bennett and the Board went through the Short Environmental Assessment Form criteria. The answer choices were: *No or small impact may occur, or Moderate to large impact may occur.*

1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? No
2. Will the proposed action result in a change in the use or intensity of use of land? No

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3. Will the proposed action impair the character or quality of the existing community? No
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? No
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkway? No
6. Will the proposed action cause an increase in the use of energy, and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? No
7. Will the proposed action impact existing:
 - a. Public/private water supplies? No
 - b. Public/private wastewater treatment utilities? No
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural, or aesthetic resources? No
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, water bodies, groundwater, air quality, flora, and fauna)? No
10. Will the proposed action result in an increase in the potential for erosion, flooding, or drainage problems? No
11. Will the proposed action create a hazard to environmental resources or human health?
No

The Board reviewed the SEQR forms as required for the increase in density. No moderate to large impacts were identified. A Negative Determination of Significance was determined.

Motion to approve: M/2/C (J. Brown/J. Palmer) Carried 7-0

Chairman Rick Bennett asked for a motion to approve the Subdivision application as presented.

Motion to approve: M/2/C (R. Haak/J. Palmer) Carried 7-0

With no further questions, Chairman Rick Bennett asked for a Motion to adjourn the meeting at

7:20 p.m... Motion to adjourn: M/2/C (R. Haak/J. Brown) Carried 7-0

Respectfully Submitted,
Alison Houk, Recording Secretary