

LIVONIA JOINT PLANNING BOARD
January 24, 2022

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

Excused: Attorney J. Campbell.

Note, Public Meetings (Covid-19) precautionary policies were followed to the best of our ability and included:

- Chairs are situated to maintain social distancing.
- Hand sanitizer was made available at the entrance of the town hall.

Agenda:

1) Approve the meeting minutes. – December 13, 2021

2) Old Hickory Golf Club/David Roome – 6652 Big Tree Road, Livonia, New York.

Modification to Site Plan

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

The Board welcomed Kelly Strauss to the Planning Board.

1) Approve Meeting Minutes for December 13, 2021. Chairman Rick Bennett asked for a motion to approve. M/2/C (J. Palmer/D. Andersen) approved as submitted. Carried 7-0.

2) Old Hickory Golf Club/David Roome – 6652 Big Tree Road, Livonia, NY.

Chairman Rick Bennett asked David Roome to come forward for the Site Plan review of 6652 Big Tree Road, Old Hickory Golf Course. David stated that he has tried to bring the Course back to a good quality that everyone wants to play at. They started last year by building a new Pavilion, and due to all the rain, they hope to finish the landscaping this spring. The current Clubhouse was built in the '80s; it is rotting out and uninsulated, and there are thirteen steps up to get inside the main building. They would like to triple the size and make it a “go-to” destination for golfers all over the county. Two-thirds of the building will be ground level to make it easier to enter the building. David referred to the rendering and stated that the building would have a turnaround drive under a covered entranceway going into the main building. As you walk into the main building, there will be a top-of-the-line Golf simulator. It is 17’ wide, 11’ high and will have 30 courses available for people to come in and work on their game. Golf lessons will be available year-round. As you walk in, on the left will be tables and the bar area, and behind that will be a new kitchen that will be Health Department compliant. Past that is the

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original foundation that is 2500 sq. ft. They will have an elevator that will go up and into a private party room. They have received requests to host birthday parties, bridal showers, weddings, and Christmas parties. Off the back of the party room, there is an open area where they would like to have a deck. The deck will have access to the ground, look out over the third green on the golf course, and have a small Tiki Bar. They will be replacing the current bathrooms, and new bathrooms will be accessible from the outside. This will provide accommodations for anyone golfing or using the Pavilion. As you walk straight through the building, there will be a covered outdoor porch towards the Golf course. They plan to put in a pond off the end of the covered patio. The reason for the pond is that they will be required to have sprinkler systems, and there is not enough water pressure coming up from Big Tree Road. Currently, they only have 20lbs of pressure, so they would not have enough water pressure to service the sprinklers. They contacted Kennedy Industrial, who will do the installation, and the choice was either a pond or tanks in the basement. The pond will be approximately the size of a small ice-skating rink that they would plan to use in the winter so parents can bring their kids up to ice skate. This year was the first winter that the Golf course was open during the winter. The heating system is not good, and the building lacks insulation. They have tried to improve it, but they need something new. Their most significant issue will be how to build the new Clubhouse and keep the existing restaurant and dining room open. They plan to start by tearing off the Pro Shop and closing off the entrance from the Pro Shop into the Clubhouse. They will have to enter through the back entrance into the dining room behind the Pavilion for the summer. The Pro Shop will be in a portable trailer that they would bring in for the summer. This would be positioned in front of the Clubhouse and provide an area for people to come to pay for their Golf. They plan to close in the fall after Labor Day and tear everything down off the current Clubhouse, down to the foundation block. They would then start the rebuild process. They have ideas for the Bar and kitchen, such as sports bar and televisions. They want to make it a fun place to go for golfers and families. They have opened an area for snowmobilers to come and park along the side and come into the Clubhouse. By the time the snow flies next year, they hope to have everything done. David noted that he received the memo from the Building & Zoning Department, and everything will go through their Architect for compliance. They are trying to do everything the right way. This past spring, they added all new golf carts. Due to supply chain issues, they didn't show up until September. He has ordered 20 more that are supposed to be delivered in July. All the lawnmowers have been replaced & they have a great crew. James Fitzpatrick is the Golf Pro, and he is fantastic with the people. Joyce Pixley, who has been the Superintendent for 20 years, is working hard to improve the facilities. They have removed all the crooked pine trees and have cut all the rest up to four feet so the golfers can get under them. There are twenty-six rotten Ash Trees that will be removed. Since owning the property, their goal was to make the facility better than it was, and they have received some new great reviews.

David stated that for twenty-plus years, he had a business in Honeoye making medical filters for respirators and oxygen concentrators. They made the filters in the commercial airlines and filters used at the dentist's office. When Covid started, business tripled, and everyone wanted to buy his company. He decided to sell the business and purchased the Golf Course. He wants to build the Golf Course into an attraction everyone wants to come to. The area Golf Association wants

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to bring in tournaments from all over the northeast. He is here to gain approval to start the process.

Robbyn Haak asked what the overall square footage of the building was. David stated that it is approximately 7200 Sq. Ft. and the current building is 2500 Sq. Ft. Ashley Baranes noted that on the plans, it says the proposed building is just over 8000 Sq. Ft. with the covered porch. David stated that they would have a full basement under the new covered area. David noted that they are working with the Health Department to see if the septic system there, which is quite large, may need to be larger, which they would add to that. Jeanne Brown asked if they plan to have wedding receptions? David stated that they would not advertise that they offer receptions. There is a Wedding Barn across the street, and Twin Silo's Wedding Barn is just down the road. David also noted that Twin Silo's was recently sold to a young couple. The previous owner had told him that he didn't mind if they had Wedding receptions at the Golf Course because they were booked out for two years. He spoke to the couple's father, who purchased it within the last month, and he was under the same impression. Since they will have Golf memberships, if a member requests their reception there, they would accommodate that request. They don't plan to drive away their golfers, constantly filling up the parking lot with vehicles from a reception. He noted that they plan to widen the parking lot area with the renovations, adding thirty parking spaces. Last year by early August, they had people parking on the grass because the parking lot was full. Based on the memo from Building & Zoning, they will be adding the required number of Handicapped spaces. CEO Adam Backus noted that everything built will be handicapped accessible. The federal regulations require that a percentage of the funds invested in business bring the facility a step closer towards accessibility. Ashley Baranes asked how many bathrooms there were. David said currently there is only one men's room and one ladies' room. The new building will have two sets of restrooms. One will be accessible from the outside. CEO Adam Backus stated that the applicant is providing the big picture; it is important to segment the process. If wedding events become regular, we know from previous experience that needs to be looked at very carefully. One of the most significant stressors for the Building & Zoning office has been the Wedding Barns. They are great for preserving iconic barns that couldn't be used for storing hay anymore, but they made it challenging for the people who live next to them. We already have a sensitive area there, and if we are going to increase traffic and activity, we will need to look at the impact on the neighborhood regarding noise, lighting, traffic, etc. This proposal is for the construction of the Clubhouse, but if weddings become significant, it needs to be dealt with. David stated that it would not become a wedding facility as long as he owns the property. His Stepson would like to get married there in two years. It's not going to be an ongoing venue. CEO Adam Backus stated that the applicant plans to improve the facility, open it up more to the public, and include people who would like to ice skate and snow sled. Fire protection will need to be addressed. Whether you go with the ponds or tanks, fire access provisions will need to be incorporated. It would be difficult for two fire trucks to pass on the current driveway. David stated that the driveway would accommodate a car and a school bus side by side. CEO Adam Backus said that provisions need to be in place for emergency vehicles and possibly provide a turnout. The plans look very close, and we can work through those details. David stated that they are planning an additional pond in the future. Ashley Baranes asked if there were any safety provisions set up regarding child safety and the ponds. CEO Adam Backus stated only if it is set up for swimming. The pond would be similar to the ones

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you see at Marketplace Mall; they are retention ponds. There are seven miles of shoreline on East Lake Road that you could fall in and drown, but if you put in a pool, you would be required to obtain a Building Permit, including safety items such as an alarm & a 4' barrier. A pond doesn't require any barrier protection unless it is meant for swimming. If they decide they would like to install a fence from a liability standpoint, that would be up to them as we have no jurisdiction over that part.

CEO Adam Backus stated that it's awkward to talk about greenspace when dealing with a Golf course with 170 acres of greenery and trees. The Code requires a certain amount of landscaping with parking areas; it doesn't include the actual course. Possibly incorporating a grassed grid typed parking area would serve the purpose of parking and meet the greenspace requirements. ZCA Julie Holtje noted that the new parking area would be subject to the parking and landscaping Code. It calls for interior islands, perimeter plantings, and planting buffer strips. Chairman Rick Bennett stated that the grassed grid might be more cost-effective. CEO Adams Backus said that many State parks have used this concept, and it holds up well to traffic and can be mowed. We want to take what the intent of the Code is and offer an alternative. Dawn Andersen stated that this alternative would be a good solution since the new area would be for overflow. ZCA Julie Holtje noted that the applicant has a strong engineering firm that may have different ideas of green infrastructure. CEO Adam Backus stated that other items to be addressed would be the potential for increased noise, traffic, lighting, and fire protection and an expansion of parking to consider an increase in impervious surfaces. Jeanne Brown asked if the Conditional Use Permit from the previous owner carries over and wanted clarification that this meeting was for modifying the Site Plan. The use of the property is not changing, the hours of operation aren't expanding, it is remaining a Golf Course. CEO Adam Backus stated that the use remains the same, and this is a modification to the existing Site Plan and going through the proper channels. If the Zoning Board granted the Conditional Use Permit, it might be worth sending it back to them if conditions of their approval have somewhat changed. If outdoor events come up, the applicant needs to make sure we are aware prior to the events. We want to get out in front of any possible impacts. CEO Adam Backus noted for the record that this facility has been used for public events in the past, such as fundraisers and political events. Ashely Baranes asked if the existing building would be torn down and completely rebuilt. David stated that they will be tearing down the building and using the current block foundation. Chairman Rick Bennett noted items that need to be included in the Site Plan are fire protection & a drawing showing fire access. CEO Adam Backus requested that the applicant consider green space alternatives with increased parking. Chairman Rick Bennett stated that if wedding events substantially increase, this office needs to be made aware, and the Board reserves the right to bring the applicant back for further review. Joanne Palmer asked about lighting and events that take place at night. CEO Adam Backus stated that any lighting improvements need to be dark sky compliant and approved by the Building & Zoning office. David stated that he would like to use as few as possible. Ashley Baranes stated that the lights currently under the Pavilion are bright and asked if those will be the same lights that will be added? David stated that the lights would be dark sky compliant. CEO Adam Backus stated that Building & Zoning would want clarification of the lighting before installing. It's important that lighting be directed downward, but also the color of the lighting is important.

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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 for a Motion to waive the Public Hearing. Motion to waive: M/2/C (R. Haak/J. Brown) Carried 7-0

Chairman Rick Bennett and the Board reviewed SEQR. A negative declaration was determined. Motion to approve: M/2/C (J. Palmer/R. Haak) Carried 7-0

Chairman Rick Bennett asked for a motion to approve the Site Plan application as presented. The applicant must provide a Code-compliant Site Plan to be reviewed and approved by the Building & Zoning office, addressing the items discussed at this meeting. Motion to approve: M/2/C (J. Brown/D. Andersen) Carried 7-0

With no further questions, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:55 p.m... Motion to adjourn: M/2/C (J. Palmer/J. Brown) Carried 7-0

Respectfully Submitted,
Alison Houk, Recording Secretary