

LIVONIA JOINT PLANING BOARD
December 13, 2021

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

Excused: Attorney J. Campbell, R. Haak.

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. – November 22, 2021

2) Chris Wegener – 3175 Rochester Road, Lakeville, NY.
Site Plan review

3) Willard/Schubert – Adams Road, Livonia, NY.
Subdivision

4) Dollar General – Big Tree Road, Lakeville, NY.
Site Plan Concept

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

1) Approve Meeting Minutes for November 22, 2021. Chairman Rick Bennett asked for a motion to approve. M/2/C (J. Palmer/D. Andersen) approved as submitted. Carried 5-0.

2) Chris Wegener – 3175 Rochester Road, Lakeville, NY.

Chairman Rick Bennett asked Chris Wegener to come forward for the Site Plan review of 3175 Rochester Road and confirmed that the Board had all reviewed the application for the proposed barn that will be used for Chris's personal business. Chairman Rick Bennett noted that the SEQR did address the proximity to the wetlands. The site review showed that the proposal would have no impact on the wetland area.

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

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Chairman Rick Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (J. Palmer/J. Brown) Carried 5-0

Chairman Rick Bennett and the Board reviewed SEQR. A negative declaration was determined. Motion to approve: M/2/C (J. Brown/J. Palmer) Carried 5-0

Chairman Rick Bennett asked for a motion to approve the Site Plan application as presented. Motion to approve: M/2/C (J. Palmer/J. Brown) Carried 5-0

3) *James Willard/David Schubert – Adams Road, Livonia, NY.*

Chairman Rick Bennett asked Barry Carestio, Land Surveyor, to come forward for the proposed Willard /Schubert Subdivision. Barry stated that David Schubert is acquiring a 3-acre lot from the Willard Farmland. They are leaving a 60' strip for access to the farmland behind, and there is another access off from Federal Road for remaining lands. They will be providing easements for private water lines coming from Federal Road going to this parcel, as well as the existing Parcel B2. The water line is located on the westerly side of Federal Road and crosses Cadyville Road, and then cuts to the west from there. If they were to access water, they would need to put a meter pit at the corner of Federal & Adams. The easement that goes to parcel B2 would be 15' wide and the other easement would be 10' wide, which would only go to parcel B4. CEO Adam Backus asked if LCWSA was on board with the easements. Barry stated that Mark from LCWSA directed him to use two separate easements. CEO Adam Backus noted that the uniqueness of this application is that they will be pulling water down through the easement and that the LCWSA is in agreement. Barry stated that Mark's only concern was whether they had enough pressure, which would be up to the homeowner. Chairman Rick Bennett stated that the only concern referenced was the wetlands, but they will not be doing anything that would affect that or make a difference one way or another. Barry stated that there are wetlands on the adjoining land down the road. There is nothing on this site that is considered wetlands. Chairman Rick Bennett stated that this is a future building lot. Barry stated that at CEO Adam Backus' recommendation, it was noted on the plans that this lot might be subject to Site Plan approval.

This Subdivision 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 (J. Palmer/J. Brown) Carried 5-0

Chairman Rick Bennett and the Board reviewed SEQR. A negative declaration was determined. Motion to approve: M/2/C (J. Brown/J. Palmer) Carried 5-0

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Chairman Rick Bennett asked for a motion to approve the Subdivision as presented. Motion to approve: M/2/C (J. Palmer/D. Andersen) Carried 5-0

3) Dollar General – Big Tree Road, Lakeville, NY.

Chairman Rick Bennett asked Bob Gage of GBT Realty to come forward for the Site Plan concept discussion. Bob approached the Board with a sketch plan that ZCA Julie Holtje had suggested. Julie clarified that it should be the sketch that is dated 12/1/2021. Bob stated that on that particular sketch, there is too much asphalt. They only need to provide two truck dock points. ZCA Julie Holtje stated that truck access should not be mixed with customer parking. One thing the Board talked about when going through the Hemlock store Site Plan was reducing the number of parking spaces. Bob stated that typically they try to keep that down to 36 spaces. On this proposal, there are 32 parking spaces. CEO Adam Backus thought there were only approximately 29 parking spaces at the Hemlock store. Bob felt that they could get by with 27 spaces and that they would like as little as possible. ZCA Julie Holtje suggested providing backup data regarding the parking spaces. Bob stated that it is usually based on the other stores that have been built. They usually recommend 30-32 spaces. The peak during the rush is about 20 cars, between 4-6 pm. He felt that they could reduce the number of parking spaces without any problems and provide the backup data for that. Chairman Rick Bennett stated that the less asphalt, the better. Bob stated that he was confused regarding the incentive Zoning. CEO Adam Backus stated that incentive Zoning doesn't apply in this situation. Bob stated that he doesn't like the layout Building & Zoning suggests. He would like to push the building further back and put the parking in the front. He suggested that we are requesting that they build twice as much asphalt as they need to accommodate the store. They have no objections to providing an easement for the road to extend if there is future development behind them. Building the road for that now and providing all the extra asphalt would be costly. The owner of the property, Minnehan's, would like the building pushed back as much as possible to provide more visibility to their existing business. Bob stated they when they had the preliminary meeting in the fall at the Town Hall, everyone was in agreement with keeping the proposed building pushed back. He felt that the Town would implement pulling the future development next to them forward, located on the east side. Bob stated that they would provide the easement, but they don't need to develop the area all the way back. ZCA Julie Holtje stated that the plan doesn't work with our Comprehensive Plan or Access Management. The entrance needs to be a 120' minimum off the intersection access road. Chairman Rick Bennett asked for an explanation as to why this doesn't comply with Access Management. ZCA Julie Holtje approached the Board to explain the 120' minimum, referring to the proposal sketch. CEO Adam Backus suggested that this subject should be reflected in the selling price of the property as this would be a benefit to the owner. Bob stated that the property owner doesn't feel that way. The green space in the front is from our Comprehensive Plan, keeping pedestrians separate, along with the esthetics of the streetscape. CEO Adam Backus stated they it may be able to be done without building a full road to the rear property line, but make provisions for a future road. ZCA Julie Holtje also noted that the truck entrances must be separate and cannot mix with the customer traffic. Bob stated that we are telling him that he can't do the parking in the front or move the building back, so he is up against the setback in the back, but not against the 50' in the front like you're asking him to do. ZCA

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Julie Holtje stated again that the current proposed plan doesn't meet our Comprehensive Plan requirements. Bob stated that 50' off the property line is where the building will start and the parking alongside. ZCA Julie Holtje stated that would meet our Comprehensive Plan. Bob stated that he could reduce the number of parking spaces and a section of the asphalt as long as he provides two stacked loading spaces in the back that would not be intermingling with the customer parking area. ZCA Julie Holtje stated that was correct and provided details on how the trucks are being backed in and out of the loading area. Julie also noted that they made need to go wider than the 183' to get the parking setbacks in. CEO Adam Backus stated that the property owner should be made aware that this access point is important, and without that, they will be limited on what can be done with the remaining property along the front and in the back. It is important to make provisions for future development. Jeanne Brown asked at what point in the process would we get feedback from the Department of Transportation regarding the entrance and the proximity to other businesses and the intersection. CEO Adam Backus stated that they will be pleased with the reduced curb cuts. This plan will be better countywide. CEO Adam Backus stated that this is an optimal situation, with fewer curb cuts. Jeanne asked if a middle turning lane was necessary? Bob stated that the amount of traffic to this location does not warrant any turning lanes. They have built 18,000 stores, and they are considered a low-volume driveway. Jeanne felt it was a unique location and asked at what point we would hear back from the D.O.T. Bob stated that they will be submitting their application to the D.O.T once they are ready to start generating construction and submittal documents. They will review the location, classification of the driveway, the width, its location to the proximity of the intersection, and the usage volumes that will be generated coming into that store. CEO Adam Backus felt that the D.O.T would be in favor of ZCA Julie Holtje's rendering as it is showing eliminating the unnecessary curb cuts and is overall a better plan. Dawn Andersen had some concerns regarding the access road and trucks coming in off West Lake Road/Rte. 256. ZCA Julie Holtje stated that is why we are requesting that they make provisions now for the access road and future development. This is an exciting and great opportunity to implement our Comprehensive Plan and Access Management. CEO Adam Backus stated that Livingston County is pursuing a grant to improve pedestrian traffic as well as stormwater management and sidewalk access between East Lake and West Lake Roads. This proposal fits in with their improvements to the area. Dawn Andersen asked for clarification regarding the delivery trucks. She asked if the trucks would pull in to deliver and turn around on the property or access road and then drive out. Dawn asked if the trucks would be backing out onto Big Tree Road. Bob stated no, that would never happen on this site. Everything is designed within the property lines. Jeanne Brown asked why we need another Dollar General in our area? Bob stated that it sounds like you don't want another 1.2-1.4-million-dollar investment in the town. Providing-jobs and property tax opportunities. Jeanne stated that as a Board member, she represents the Town as well as assisting applicants. She feels that she knows what the public's response will be by adding another Dollar General. Bob stated that they all do stop at the stores, though. Jeanne stated that the Livonia location is in rough shape. Half of the sign letters don't work. Bob stated that it is between the landlord and the person that owns the building. He is aware that the roof is leaking, the parking lot has potholes, and the building looks terrible.

Bob reviewed with the Board all the changes requested regarding the Site Plan and agreed to make those changes and submit a revised plan. He will also provide all the data information

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regarding the parking. ZCA Julie Holtje stated that we still have to discuss the landscaping plan, façade, and aesthetics. Chairman Rick Bennett stated that with Livingston County looking to give grants to update this area, this store has to blend in with the area. CEO Adam Backus stated that the Dollar General in Honeoye looks very nice, with a corner layout with a cottage look. ZCA Julie Holtje stated that she likes the light blue color with the white, and that would fit nicely with the Lake and keep within the Comprehensive Plan and establish a character for Lakeville. The Board discussed several options that would include a cottage-type style with neutral colors, similar to what was recently built in Honeoye with a sloped roof. Chairman Rick Bennett favors a Mansford style roof. ZCA Julie Holtje stated that we would provide pictures of the Honeoye location for his reference. CEO Adam Backus stated that we would like to get things as close as possible to what the Board will accept, so the applicant doesn't have to return several times with different building proposals. Chairman Rick Bennett stated that we are also trying to stay consistent with the buildings that are currently there. ZCA Julie Holtje stated that we are also developing a character that is part of the Comprehensive Plan. This would be considered a Lakefront resort, cottage style, family fun area. Chairman Rick Bennett stated that you also want to stay consistent with the character that is currently there and felt there wasn't a need for the windows. ZCA Julie Holtje stated that she thought that the building needed something architecturally in the front. Bob stated that the windows would not be real. CEO Adam Backus stated that the applicant has our ideas and can provide the Board with a couple of concepts to review. Bob stated that he now has an idea of what the Board would like regarding the façade and the site layout. He will work to make the adjustments and have something drawn up to be submitted for review. Jeanne Brown stated that we would also have to schedule a Public Hearing.

With no further questions, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:56 p.m... Motion to adjourn: M/2/C (J. Palmer/J. Brown) Carried 5-0

Respectfully Submitted,
Alison Houk, Recording Secretary