

LIVONIA JOINT PLANNING BOARD

February 24, 2020

Present: Chair Bennett, D. Andersen, J. Brown, R. Haak, J. Palmer, J. Sparling, L. Willoughby, CEO A. Backus, Zoning Compliance Assistant J. Holtje & Secretary, A. Houk.

Excused: Attorney J. Campbell.

Agenda:

1) Approve the meeting minutes. –October 28th, 2019

2) John Haak – LA & L Storage, Gateway Park, Livonia, NY
Site Plan Approval – LA & L Storage Facility

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

1) Approve Meeting Minutes for October 28th, 2019. Chair R. Bennett asked for a motion to approve. M/2/C (J. Palmer/J. Sparling) approved as submitted. Carried 6-0

R. Haak excused herself, as the spouse of the Applicant.

2) John Haak – Gateway Park, Livonia, NY

Chair R. Bennett asked John Haak to come forward for Site Plan approval of LA & L Storage Facility at Gateway Park, located on the corner of Route 15 & South Lima Road. Chair R. Bennett stated that the Board has reviewed the application and asked if there were any questions. J. Brown stated that she saw a Fire Hydrant near the corner of the lot, and asked if it was included in the Site Plan? CEO A. Backus stated that there was a Hydrant on site. The Fire Hydrant requirements would be addressed during the Building Permit process of the application. Chair R. Bennett stated that according to the Site Plan requirements, landscaping was needed along Route 15. He recommended that trees, not brush be planted along that area 25' apart. This will serve as not only a buffer, but a good idea for security as you can see through the trees to the storage buildings. J. Haak stated that his plans are to prepare the site and plant grass first. Once that is done, he will plant the trees along Route 15, leaving enough room to mow around them. D. Andersen asked if the trees would affect the site line from South Lima Road. Zoning Assistant J. Holtje stated that the trees will be required to be within the minimum required setbacks, so the site line will not be affected. Chair R. Bennett asked if there are any plans for any outdoor storage? J. Haak stated that at this time, he has no plans for any outdoor storage. If he decides that is something he would like to pursue, he will return to the Planning Board for approval. Chair R. Bennett reminded that all lighting must be dark sky compliant. J. Haak stated that the lighting will be under the building overhangs, and will be dark sky compliant. Chair R. Bennett stated that this application was sent to the Towns of Avon & Geneseo, as it was within the 500' notification. There was no response back regarding any concerns with the application. Livingston County Planning Board took no official action on the application, and stated that the Town of Livonia is free to take final action. SHPO Archaeological study was

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performed, which showed no concerns. Clark, Patterson, Lee, Town Engineers, completed their review of the Site Development plans and had two comments. They requested a gravel road cross section be added, and requested confirmation that the design supports the loads of fire apparatus. They also requested supporting information regarding how site improvements will meet the applicable section of the NYS Fire Code, pertaining to Fire Hydrants. CEO A. Backus stated that both items will be confirmed during the Building Permit process. CEO A. Backus asked about the RG & E easement that runs along South Lima Road. J. Haak stated that the pond, and the bank of pond were moved out of the RG & E easement area, and was no longer an issue. J. Haak stated that he had a rendering of the sign which is Code compliant. He will discuss the signage with CEO A. Backus during the Building Permit process.

CEO A. Backus stated that J. Haak has had a history for high quality properties and workmanship. He has been very diligent during this application process, and has complied with what was requested. J. Haak has went above and beyond, and there are no concerns.

Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (J. Palmer/J. Sparling) Carried 6-0

Chair R. Bennett and the Board reviewed SEQR. Negative declaration was determined. Motion to approve: M/2/C (J. Palmer/J. Brown) Carried 6-0

Chair R. Bennett asked for a motion to approve the Site Plan Application as presented. Motion to approve: M/2/C (J. Brown/J. Sparling) Carried 6-0

The Board & CEO A. Backus had a brief discussion regarding upcoming applications and their current status.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:35p.m... Motion to adjourn: M/2/C (R. Haak/L. Willoughby) Carried 6-0

Respectfully Submitted,
Alison Houk, Recording Secretary