

LIVONIA JOINT PLANNING BOARD
APRIL 22, 2019

Present: Chair Bennett, D. Andersen, J. Brown, R. Haak, J. Palmer, D. Richards, J. Sparling, CEO A. Backus, & Secretary, A. Houk.

Excused: Attorney J. Campbell.

Agenda:

- 1) Approve the meeting minutes. - March 25th, 2019**

- 2) Old Stump Blower – 5901 Big Tree Road, Lakeville, NY**
Site Plan modification Public Hearing.

- 3) Eric & Julie Gott – 32 Commercial Street, Livonia, NY**
Site Plan concept.

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

1) Approve Meeting Minutes for March 25th, 2019. Chair R. Bennett asked for a motion to approve. M/2/C (R. Haak/J. Palmer) approved as submitted. Carried 7-0

2) Old Stump Blower – 5901 Big Tree Road, Lakeville, NY

CEO A. Backus read the Public Notice:

PLEASE TAKE NOTICE that the LIVONIA JOINT PLANNING BOARD will hold a public hearing on Monday April 22, 2019 at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York to consider the application of Old Stump Blower Ciderworks, for Site Plan approval according to the Zoning Code of Livonia. This proposal is for a modification to a previously approved site plan. The property is located at located at 5901 Big Tree Rd., Livonia, New York, and is zoned Gateway Commercial (GC). The application is on file in the Building Zoning Department in the Livonia Town Hall, 35 Commercial Street, Livonia, New York, for public review. All interested parties will be heard at this time. The Board agreed that they all are familiar and have visited the site.

Chair R. Bennett asked Elise Barnard of Old Stump Blower Ciderworks to come forward. Chair R. Bennett stated that this was a continuation from the March 25th meeting. It is an opportunity for the Public to hear and comment on their future plans for expanding the parking area and the building. CEO A. Backus stated that this area has been handcuffed from making any improvements to their properties or doing any drainage improvements. The D.O.T has stated that any additional storm water was prohibited from entering into their storm sewer due to the existing problems in that area. The properties in this area, Old Stump Blower up to the Lakeville Liquor store would have to come up with a plan to control the storm water drainage. A retention/detention pond or rain garden would need to show an outlet in a 25-year storm event, showing no adverse impacts to the environment or their neighbor. The outlet would have to be

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into the D.O.T storm sewer which has been prohibited. Sara Gilbert of Pinewood Engineers has been a good resource and served other clients in the area. OSB has connected with S. Gilbert who has contacted the D.O.T and gotten them to approve her conceptual storm water plan for OSB. We have a conceptual plan to improve the drainage and address the D.O.T restriction gaining their approval to the Storm Water management plan. OSB is here to go over their plans again, and it was the Boards intentions to have the public involved from the beginning to ensure all concerns are addressed. OSB doesn't want to invest in a drainage plan, if there are concerns that would prohibit their expansion.

Chair R. Bennett opened the Public Hearing. He asked that anyone who wanted to speak, to state their name and address.

Michael Thompson of 5895 Big Tree Road stated he lives directly across the driveway from OSB, and shares the driveway. He is 100% in support of their proposal. OSB has contacted him in the past to ask if he had any concerns or complaints. M. Thompson stated he has no problems with their business and has had no traffic issues sharing the driveway.

CEO A. Backus stated that the two issues before the Board are the expansion of the building and storm water management, showing no adverse effects, traffic and parking. With the additional parking spaces, it will improve and reduce the traffic load on the road, which was a concern in the past.

Chuck Smith of 5833 Big Tree Road stated that he is happy to see them successful and supports their business. The property is well kept. After doing a site visit, he believes that the drainage would flow towards Big Tree Road as it sits currently. He asked if there is a catch basin at the road. CEO A. Backus stated that there is a drainage swale behind the three properties going towards the Liquor store, which is a problem for the Liquor store. The goal is to get as much storm water to sheet flow through their own property to the storm sewer, showing no adverse effects. It would flow down the drainage swale located in the back of the new parking area. Seth Phillips who owns the Landscape business between OSB and the Liquor store, is willing to participate and improve his property. C. Smith stated that it is a shame that the D.O.T has let the storm water issue get to this point; the storm water problem effects his business.

Eric Gott of 21 Francis Way, a lifelong resident of Livonia applauded OSB for what they have done. Any expansion that they are able to do and any drainage issues that can be alleviated, is a win/win for everyone. He feels that they have done a great job with the property and are succeeding. He supports their request for expansion.

Chair R. Bennett closed the Public Hearing.

Chair R. Bennett stated that the Board is in favor of their concept proposal, and encourage them to submit a preliminary Site Plan pertaining to drainage. Once that has been obtained and reviewed, we can schedule them on an upcoming Planning Board Agenda for approval of preliminary Site Plan.

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3) *Eric & Julie Gott – 32 Commercial Street, Livonia, NY*

Chair R. Bennett asked Eric & Julie Gott to come forward to explain their proposal. They have been in business for 25 years as Commercial Automotive. Approximately 13 years ago they purchased the old Chevrolet dealership and had it demolished. Their vision was to someday have an Auto Repair shop with sales and service all in one location. The current business has grown and they are bursting at the seams. They feel they need to take the pressure off the intersections of Commercial Street and Big Tree Street for traffic safety concerns. Fortunately, his employees have a good relationship with Community Bank and are allowed to park in their parking lot. His wife parks at the Hair Salon. The business has grown and they are in need, and would like to build a new facility. They need to hire additional employees to keep up with the increased work, but are unable because they don't have the room. They are proposing a 60' X 80' Automotive repair building with an office and bathrooms. It will have the ability to have 6 mechanic bays, sales and services on location. It will have two overhead doors on each end of the building. One would be an entrance, and the other would be the exit. They are working with Clark Patterson Lee to obtain their Site Plan and building design. It will be a pole construction with a concrete floor. They will have an oil separator and obtain DEC approvals. They hope to be in the new facility by October of 2019. Lochner Stairs who occupies Ralph Parkers old lumber yard is interested in their current building and will rent, to possible own. CEO A. Backus stated that when the lumber yard was there, it created traffic issues when tractor trailers were trying to unload. Lochner is struggling with the need for more room and are in need of additional storage. The Commercial Automotive site will provide a good fit for them and help with traffic safety concerns. J. Gott reviewed the tax map with the Board. She stated that the first thing they are planning to do is a Lot Line adjustment to square off the property near where Lisa Marie's Hair Salon parking is. They will add a small piece to 30 Commercial Street, in order to clean up the lot line and provide better parking for Lisa Marie's business. Chair R. Bennett stated that their plan is within the Zoning, and a Conditional Use Permit will be required. CEO A. Backus stated that lighting, green space, meeting setbacks, 40' height maximum will need to be reviewed. The Board looks favorably on the concept. Chair R. Bennett stated that once they have received the Site Plan from Clark Patterson Lee, they can be placed on an upcoming agenda for Site Plan review.

The Board, and members of the public thanked Don Richards for over 40 years of service and wished him a happy retirement.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:48 p.m... Motion to adjourn: M/2/C (D. Richards/R. Haak) Carried 7-0

Respectfully Submitted,
Alison Houk, Recording Secretary