

LIVONIA JOINT PLANNING BOARD
MAY 14TH, 2018

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

Excused: D. Andersen, D. Simpson, Attorney J. Campbell

Agenda:

- 1) Approve the meeting minutes. –December 11th, 2017**
- 2) Pamela Bishop – 4022 Main Street, Livonia, NY**
Approval of Subdivision.
- 3) Chad Gilern – 5614 Big Tree, Livonia, NY**
Modification to Site Plan for Vape/Smoke Shop.
- 4) Bruce Beardsley – Florence Lane, Livonia, NY**
Site Plan Approval for Single Family Dwelling.
- 5) Lakeville Airport Owners – 5607 Pebble Beach, Livonia, NY**
Modification to Site Plan for Airport Hanger Addition.
- 6) Jacob Stevens – 3450 Plank Road, Livonia, NY**
Site Plan Approval Year round Meat/Produce Stand.
- 7) Livingston Automotive – 7358 Richmond Mills Road, Livonia, NY**
Modification to Site Plan for proposed Addition.
- 8) Shaun Ladd – 5820 Big Tree, Livonia, NY**
Concept discussion regarding Food Trailer Stand.
- 9) United Refining drainage discussion**

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

- 1) Approve Meeting Minutes for January 22, 2018.** Chair R. Bennett asked for a motion to approve. M/2/C (D. Richards/R. Haak) approved as submitted. Carried 5-0
- 2) Pamela Bishop – 4022 Main Street, Livonia, N.Y. 14487**

Chair R. Bennett asked Daniel Holtje of Finger Lakes Land Surveying, representing Pamela Bishop to come forward to discuss the Subdivision. D. Holtje stated that P. Bishop is asking to divide a 193 acre parcel that is currently used for farming, into two lots. Lot 1, on the east side

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of Rt. 15A will have 97 acres, which P. Bishop will retain. Lot 2, on the west side of Rt. 15A will have 96 acres, including a house, out buildings and barns, which she may sell in the future. This is a subdivision of a farm lot, not a housing development.

Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (R. Haak/D. Richards) Carried 5-0

Chair R. Bennett and the Board reviewed SEQR. Negative declaration was determined. Motion to approve: M/2/C (J. Palmer/D. Richards) Carried 5-0

Chair R. Bennett asked for a motion to approve the Subdivision as presented. Motion to approve: M/2/C (R. Haak/J. Palmer) Carried 5-0

3) *Chad Gilern – 5614 Big Tree Road, Livonia, NY*

Chair R. Bennett asked Chad Gilern to come forward to discuss the Vape/Smoke Shop Concept application. C. Gilern stated that he has left his full time job at Genesee Valley to pursue Gilern's Auto Sales full time. The car business has been very slow over the winter months and he is proposing the Vape/Smoke shop to help fill in during slow times. He is proposing to open Lakeside Smoke & Vape Shop. The Smoke and Vape shop will be taking over the detail area within the building. The back area will be for storage. Gilern's Auto Sales will be strictly used for car sales only. No detailing or repairs will be done in the building. The car sales and Vape shop will be separate from one another, with separate entrances and areas within the building. Parking for customers of Gilern's Auto Sales and Lakeside Smoke and Vape shop will be in front of the building. There will be approximately 8-10 spots, with one spot for Handicapped. Hours of operation will be Monday through Sunday from 9 am to 10 pm. He has obtained his tobacco license and will be a smoke and vape retailer selling tobacco products. Non-nicotine products, no cigarettes, vapor oils and all smoke and vape accessories, possibly cigars. C. Gilern's Landlord and neighbors are all in favor of his proposal. R. Haak asked about the sitting stools that area shown in interior layout. C. Gilern stated that most Smoke/Vape shops have couches and places for people to sit and smoke/vape. He is offering stools for customers to sit and try different vape oils, not to stay. C. Gilern stated that he has done a lot of research and will run a nice clean operation, no tie dyed apparel or "hippy" stuff. J. Sparling asked how much construction would need to be done. C. Gilern stated that the business will be separate, but there is not a lot of construction that needs to be done. He will have new carpet installed, some drywall work done and purchasing show cases for his products. CEO A. Backus stated that this discussion is the Zoning phase. There will be items that will be worked out once C. Gilern gets to the Building Code phase, such as ADA standards and possibly a bathroom for public access. Chair R. Bennett asked what the proposed hours of operation were. C. Gilern stated his is asking for 9:00 am until 10:00 pm. He has plenty of lighting to accommodate evening hours. He is not anticipating staying open until 10:00 pm when he first starts, but wants to ask for those times now in case he would like to stay open if the business is good. Chair R. Bennett asked what were the days of operation. C. Gilern stated he would be open Monday through Sunday. He may not be open everyday at first, but as business demands he would like to have that approved

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now so it is an option. Chair R. Bennett stated that the Board looks favorably on his proposal subject to any New York State licensing requirements for tobacco products.

4) Bruce Beardsley – Florence Lane, Livonia, NY

Chair R. Bennett asked Bruce Beardsley to come forward to discuss the Site Plan application for a single family dwelling on a 17.5 Acre parcel, located at 6575 Florence Lane. B. Beardsley stated that he is proposing a single family home with an attached garage. Its located in the ARC-5 Zoning District. They have obtained their permits from the Livingston County Water & Sewer. B. Beardsley stated that the original plans were 150 acres, which he built a Subdivision. They then sold off some of the other land. One of the stipulations on the plans stated that prior to future development, a Planning Board meeting is required. He stated that he wasn't interested in doing any of that, this was just his personal house. CEO A. Backus clarified that the plans stated, prior to the issuances of a Building Permit, Site Plan review would be required. Site Plan involved items that were on a memo given to the Planning Board for their review. Most items have been addressed between then and now. The outstanding items are the drainage easement that was talked about on the map, but never delineated. A portion of it was filed, but when you visit the site, B. Beardsley is handling all the water coming off from the site into a pond. There are no adverse effects being created to the neighbors. The only thing remaining are the legal aspects of the cul-de-sac turn around that was not dedicated when Florence Lane was dedicated. Attorney J. Campbell, who was unable to attend this meeting is currently discussing this matter with B. Beardsley's attorney, Raymond Sciarrino. They are working on the language to solve this issue. B. Beardsley stated that when the original plans were made in 2012, the plans called for dedicating Florence Lane, and for an easement on the turn around. Florence Lane was in fact dedicated, there was a punch list which was completed and turned over seven to eight years ago. The easement for the turn around was never filed and CEO A. Backus discovered this when looking at the current proposal. B. Beardsley contacted his attorney and they were working with Attorney J. Campbell regarding the easement. He felt that this matter should not have any affect on the current proposal. The Town has already issued eleven permits in the subdivision and this permit would be for his own home, it has nothing to do with the subdivision. B. Beardsley stated that there are no issues with me giving the easement for the subdivision, it was intended from day one. In addition to the easement, B. Beardsley gave the Town five acres and a pond for a park in exchange to change the Zoning from NR to ARC-5, for the Incentive Zoning. CEO A. Backus stated that the issue with Attorney J. Campbell will be the difference between and easement and dedicating as it was originally intended. Those legal matters need to be worked out. B. Beardsley stated that the original plans state that it was an easement. There was an additional easement for water there, which was on a creek located on the neighbor's property. He gave the neighbor additional land, which put the easement totally on the neighbors property. The neighbors easement clearly states this. It was an easement for drainage so the Town can come in and clean out the ditch. At the time, the Highway Superintendent was not available to perform the work, but provided equipment and B. Beardsley completed the ditch work. D. Richards as if many people use the pond? B. Beardsley stated that he thought several people do use the pond, however the grass has gotten tall.

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Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (D. Richards/R. Haak) Carried 5-0

Chair R. Bennett stated that SEQR was previously reviewed.

Chair R. Bennett asked for a motion to approve the Site Plan application pending the turnaround be resolved satisfactorily with Town Attorney J. Campbell. A Building Permit will be issued. Certificate of Occupancy will be issued once turnaround has been resolved with Attorney J. Campbell. Motion to approve: M/2/C (R. Haak/J. Palmer) Carried 5-0

5) Lakeville Airport Owners – 5607 Pebble Beach Road, Livonia, NY

Chair R. Bennett asked Justin and Pete Bruckel to come forward to discuss the Site Plan application for the Airport Hanger extension. J. Bruckel stated that they are proposing a 45' X 50' addition to the existing Airport Hanger, extending 30' to the east. J. Bruckel stated that when he spoke to CEO A. Backus regarding this proposal, CEO A. Backus requested confirmation from the FAA or the Aviation Bureau that the proposed Hanger extension was allowed. J. Bruckel provided a letter stating that there are no FAA regulations that would apply, as it is a privately owned Airport. CEO A. Backus stated that since the Airport is private, it would be up to the Planning Board to make a decision regarding the proposed Addition. CEO A. Backus stated that his initial concern was that the homes within this Subdivision have a 40' rear setback, which is greater than what is required. The proposed Addition would not meet this setback. His concern was that the new Addition may be too close to the runway, but the runway was never delineated. Originally, the lots were intended to be sold to people who owned airplanes, and this additional setback would give them room for turning radius to park their airplanes at their property. The current Hanger met this same setback. The proposal is for the Modification to a previously approved Site Plan for the proposed Airport Hanger. To approve this application and take these items into consideration. D. Richards asked how long they intend to keep the Airstrip. Originally when you bought the runway it was going to be used for five years. P. Bruckel stated the five years was granted to the people who currently exist there. It was a gift from himself to let them stay there for an additional five years for no cost, for purchasing the property. He expects to have a airplane there for at least another thirty years. He is expecting his son, J. Bruckel to have a plane there in the near future. CEO A. Backus stated that this Addition is to accommodate a bigger Airplane. There have been comments regarding the size and noise of planes from both ends of the airstrip, and should be considered. D. Richards asked where he keeps his airplane now. P. Bruckel stated that there is one plane there now, and another one will be coming in June. R. Haak asked if the new plane was going to be bigger. P. Bruckel stated it would be slightly bigger. The building opening is 42' and the new airplane will have a wing span of 45' and will make a lot less noise than the smaller planes. Chair R. Bennett asked the long term status for the three existing Hangers. P. Bruckel stated that they will mostly likely be removed, when the five years is up. Chair R. Bennett asked in regards to the homes in Subdivision, will they continue to have access to the runway. P. Bruckel stated

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that they will continue to have access to the runway. P. Bruckel stated that he just purchased an Airplane that will take off and land in about 700' - 800'.

Chair R. Bennett asked for a motion to approve the Modification to Site Plan for the Airport Hanger Addition as presented. Motion to approve: M/2/C (J. Sparling/D. Richards) Carried 5-0

6) *Jacob Stevens – 3450 Plank Road, Livonia, NY*

Chair R. Bennett asked Jacob Stevens & Kyli Knickerbocker to come forward to discuss the Site Plan review for a farm operation for a year round produce and meat stand. They currently have produce and livestock with a couple hundred head of cattle and forty to fifty pigs. They put up a couple new greenhouses over the past year to grow their produce operation. J. Stevens stated that they are proposing to build a 20' X 20' Pole Barn. The Barn will be used house coolers and freezers for a farm store to sell their family farm raised products. They will sell meat products as well as produce type items, including honey, eggs and canned goods. J. Stevens currently works for the City of Rochester, in Hemlock and Kyli is a Teacher. The hours of operation will be Wednesday from 3pm to 7-8pm and Sunday mornings with the opportunity to expand if needed, based on customer demand. They will have a sign by the road to identify the store, as well as the items they will offer for sale. The driveway will be 40' wide to accommodate for a easy flow of traffic. The driveway area is flat and you can see about two miles down the road in both directions. They will start off with five parking spaces next to the store that will be off the road, with more room to expand as needed. The Building will be approximately 100' off the road in front of the current greenhouse. J. Sparling asked if there will be any parking on the road. J. Stevens stated that all cars will be able to park in the stone parking lot and there is room to expand if needed. They will also continue to offer an old fashioned Produce Stand running on the honor system, which will be open all the time. D. Richards asked how the meat will be sold. J. Stevens stated they use a USDA approved slaughter house from Romulus, New York , and will sell the meat in the new building in the coolers and freezers. They are a part of a 50 member CSA, Community Supported Agriculture network and the new building will give those members a place to pick up their products. There will be scheduled hours, so customers can come anytime during the time they are open to pick up there orders. As discussed with CEO A. Backus, they will offer a Deli like atmosphere where customers will pick their desired cut of meat and then leave and not wander around the building. That would eliminate the need for ADA access. CEO A. Backus clarified that they are not asking for permission, they are asking for Site Plan review for the farm operation. The Planning Board will be addressing traffic safety, hours of operation, impacts on the community. They have been operating for two years with no issues. D. Richards asked how much land they have. J. Stevens stated that they have ten acres. R. Haak asked about the parking spots. In the future you could possibly have 10-20 people there and only have five parking spaces. J. Stevens stated that there is room to expand the parking lot, but they don't want to put ten thousand dollars worth of crusher run stone if the demand is not there. Its not designed to be a shopping experience. People will stop in and pick up what they want and then leave in a short period of time. They don't anticipate a parking lot full of people. They have a website where people order and arrange for a pick up time.

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Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (D. Richards/R. Haak) Carried 5-0

Chair R. Bennett and the Board reviewed SEQR. Negative declaration was determined. Motion to approve: M/2/C (D. Richards/R. Haak) Carried 5-0

Chair R. Bennett asked for a motion to approve the Site Plan for the Farm operation as presented. Motion to approve: M/2/C (J. Sparling/ J. Palmer) Carried 5-0

7) *Michael Fuoco Livingston Automotive – 7358 Richmond Mills Road, Livonia, NY*

Chair R. Bennett asked Michael Fuoco to come forward to discuss the Site Plan application for a proposed 30' X 50' addition to the existing building. CEO A. Backus stated on March 31, 1986 they were granted a Special Use Permit for a Used Car sales facility, and a Car Wash facility to be built in the future. On November 20, 2000 they came to the Livonia Joint Planning Board asking for an Addition to the existing facility. The Livonia Joint Planning Board referred them back to the Zoning Board of Appeals with the Boards consensus being that it was a modification of the Special Use Permit that originally allowed a car wash, it was applicable, thereby, allowing the new addition to take place. At the December 18, 2000 Zoning Board of Appeals meeting, they agreed that the application be forwarded back to the Livonia Joint Planning Board for Site Plan approval. The applicant, at that time did not return to the Livonia Joint Planning Board for the Final Site Plan approval. This new proposal is for an Addition, which will have less impact than the previously approved request. M. Fuoco is asking to fall under the previously approved Conditional Use Permit, and allow him to add an addition to his existing building. CEO A. Backus stated that he is before the Joint Planning Board to see if Board will honor the previous granted approval, and if it's still applicable. There is a dwelling there and a previously approved business that he is asking to add onto. He was previously approved for a more impactful car wash and would like to add on a Additon, and fall under the same approval. Chair R. Bennett stated that this application was not a Site Plan modification, or Site Plan approval. CEO A. Backus stated that it would be a Site Plan modification under an previously approved Conditional Use Permit. Chair R. Bennett stated that there was already a Public Hearing and SEQR is not required. CEO A. Backus stated the setbacks and lot coverage are okay. He will continue to maintain a clean operation.

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

Chair R. Bennett asked for a motion to approve the Site Plan modification per the Special Use Permit previously granted by the Zoning Board of Appeals for a 30' X 50' Addition as presented. Motion to approve: M/2/C (R. Haak/ J. Palmer) Carried 5-0

8) *Discussion regarding Shaun & Jennifer Ladd – 5820 Big Tree, Livonia, NY*

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Chair R. Bennett asked Shaun & Jennifer Ladd to come forward to discuss the placement of a 28'- 32' Food Trailer and Stand. They have recently purchased the old Nothnagle Building at 5820 Big Tree Road. They are currently in the process of purchasing the triangular lot located south - west on Lakeville Park, and are considering placing the Food Trailer and Stand on this property. The Food Trailer would sit in the area behind the Chinese Restaurant. The trailer will be designed in Georgia and constructed out of stainless steel. They would like to put a portable structure on the front of the trailer for ice cream and beverages. They are asking to develop this parcel and enhance the Town of Lakeville and provide a service to the residents and visitors of Lakeville, Vitale Park. Currently J. Ladd has a contract with New York State and runs all the food at Lechworth State Park. They plan to provide a unique alternative food & beverage destination from the other establishments in Lakeville. They would like to make a substantial monetary investment for the community and assist in the need and demand for this service during the summer months. Their plans are to clean, grade and seed the lot to its original condition. They would like to install a 10 car parking area on the north-west side of the lot with two Handicap spaces, a 120', 6' high privacy fence on the south-west side of the lot. They will install electric services and directional lighting for the parking lot, and contract to the water and sewer. They will install walkways and provide 6-8 picnic tables for seating for their patrons. They will provide garbage receptacles for the food and beverage customers, and provide portable restrooms if required. They will work with all food handling laws, town restrictions and both Boards to make this project successful. R. Haak stated that there will need to be a lot of clearing on the land. S. Ladd stated that clearing has already been done and whatever is left, they would like to try preserve if possible. With ingress and egress from Vitale Park on the south west side, they are proposing to install a privacy fence and then start the 10 car parking. S. Ladd stated that they are looking for approval. CEO A. Backus clarified that this is conceptual. This is sensitive piece of property situated next to Vitale Park. The parking and drainage dynamics that need to be addressed, along with being situated next to private property. There are drainage issues in the area and the parking lot of Vitale park. The Town Board has discussed possibly putting up a fence at the edge of the parking lot of Vitale Park, which may affect these plans. This is meant to be an introduction and look to the Board for future direction and point them in the right direction. D. Richards asked what the hours of operation would be. S. Ladd stated that the food trailer would be seasonal. They would open in the morning and stay until 8:00 pm or crowd demanding. If there were to get access from the Vital Park, they would like to stay open to service the crowds that attend the free concerts in the park. S. Ladd stated that regarding the drainage issue that is located in the north section of this lot, he thought it was at least 1-3' higher at that end. He is not planning to develop this area until he gains permission from the Town and they have addressed the drainage issues for Vitale Park. CEO A. Backus clarified that drainage issue is a pre-existing problem that is on and around this property. S. Ladd felt that their plans were not going to add to the existing drainage issues. CEO A. Backus stated that they would have to prove where their drainage water is going, and that it had no adverse effects. We have the Town interested in solving the drainage for Vitale Parking lot. United Refining who purchased land across the street wants to contribute to that by putting in a drainage system down Lakeville Park Drive. This is a very sensitive area, and there have been a lot of complaints. We need to have answers, and that any future development will have no adverse effects. S. Ladd

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stated that they have put an offer in on this property that is contingent of Town approvals. They wanted to know what kind of time line they should expect. Chair R. Bennett stated that they are putting the privacy fence towards the south end and putting the parking at the north end. That would have car lights shinning into residential homes. Over flow parking should be addressed. S. Ladd clarified that car lights would be directed to their property when the cars were pulling into the parking spaces. They have an additional 25 parking spaces at the Old Nothnagle building that would be used for overflow parking. Chair R. Bennett stated that the biggest issue to get through is going to be the drainage. The concept for the Food Trailer is in line with what is there currently. D. Richards asked what type of food they will service. S. Ladd stated they will run higher end food. It will not be a greasy spoon. At Lechworth, they have all beef hot dogs and hamburgers. They would also be serving several versions of chicken salad and similar healthy options. J. Ladd stated that they will use local suppliers for their foods, such as the produce, and they have some healthy concept drink options that would be for children and adults. There will be no alcohol. R. Haak stated that if this moves forward, she would like to address the restrooms. S. Ladd stated that he has looked into port a potty's, if the Town wants them to have actual restrooms, they will put them in. CEO A. Backus stated that we can work through these types of items, if customers are coming to a kiosk rather than coming inside a building, Code requirements would be different. The Town Board needs to be involved because of the proximity and the shared issues, and the market is to the public park and access is back & forth. The Town has mentioned they may put up a fence and we wouldn't want the fence to block them out of their new enterprise. CEO A. Backus pointed out that reason the Three Legged Pig was able to turn their building into a restaurant was because of the nearby parking. The access would also need to be addressed. Chair R. Bennett stated that the Board looks favorably on the concept. CEO A. Backus stated that the Zoning Board of Appeals would need to address the Lakeside fence. S. Ladd stated that if they were granted approval for the fence, the only thing the fence would be blocking from the residents, would be their Food Trailer and Vitale Park parking lot. CEO A. Backus stated that there are issues with of one of the residents and the Apartments having junk and year round Christmas lights. S. Ladd stated that all the junk would be gone because he has verified that is a part of this property they are considering buying. They want to clean up the area and enhance the property. This is a very big investment for them and want to do this right and be successful. Chair R. Bennett stated that United Refining drainage may have some impact on this project. CEO A. Backus stated that United Refining has been handcuffed by the Department of Transportation from discharging into the storm sewer. They are proposing to bring drainage down into a catch basin at the east side of the tracks, on the north side of the road. It will cross over in front of Chuck Smiths and connect into a catch basin in the parking area and dump into the old outlet. The outlet is located on the other side of the Chip Holt center. Currently there is no drainage on the west side of the Vitale Park. We would like to have everyone work together to come up with a plan for the drainage in that area. Chair R. Bennett stated that part of the issue with United Refining drainage is where the out flow is, where the old outlet was. Conesus Lake Associates had concerns that a portion of the old outlet does dry up during low water. CEO A. Backus stated that if we have a rain event, they are concerned about water flowing from United Refining to that outlet and backflowing into Conesus Lake. They don't want to flush all the junk from the outlet and push the blue green algae back into the

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boating and “swimming area”. This is an ongoing significant state wide understood issue we have going on, and is for United Refining and the Town to work out. CEO A. Backus stated that this proposal is contingent on that issue being resolved. S. Ladd stated that he was curious how long that might take. Chair R. Bennett stated that they put a sizable investment in the property and the sooner that they get it resolved, the sooner they will get a payback for their investment. CEO A. Backus stated that the Town plans to solve their drainage issues this summer. S. Ladd stated that they would take this year to clean up the property, purchase the Food Trailer and they would be in operation in May 2019. Chair R. Bennett stated that the Board looks favorably on their concept. Once they purchase the property, they will become part of the Town and United Refining’s drain issues, working together will help everyone involved. S. Ladd stated that if they did purchase the property, and put up a privacy fence that they would like to keep access from Vitale Park. S. Ladd stated that they won’t be changing the grading of the property. There is a small high spot that they would like to level out, but the rest of the elevation they would be keeping. The evaluation of the lot sits one and half to two feet higher than the parking lot at Vitale Park. The only part of the lot that is wet, is the far south section. As long as they don’t touch that area, he feels that would not be contributing to any further drainage issues. CEO A. Backus stated that is something that we would need to discuss with the Livonia Town Board. The Building & Zoning Department will send a letter to the Livonia Town Board advising them of your proposal and that the Joint Planning Board looks favorably on the concept. The Ladd’s will ask the buyer for an extension until drainage issues are addressed.

9) Discussion regarding United Refining drainage.

CEO A. Backus discussed some more details regarding the United Refining proposal to bring storm water through the park and into the old outlet.

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CEO A. Backus briefly discussed updates regarding Meadow Drive. In 2014, this Board looked favorably on the proposal and stated to the applicant to submit a preliminary Subdivision plan. Time went by and the applicant decided to pave the Cul-de-sac area himself, and did not build to the plans that were previously approved. There were Appearance Tickets issued and stop work orders issued. The applicant has recently come back with an Engineer and submitted plans for a new proposal. There are at least three significant issues. The applicant wants to have as a private road, instead of dedicating the turnaround from the end of Meadow Drive. This brings up issues such as what the Village of Livonia does with their snow removal. What do the Buses and Fire Trucks do for a turn around. He has previously subdivided a portion of land which means the storm sewer retention pond is now on private property. This is the same situation that happened with the turnaround, where no Easement was filed for the Village to use the turnaround. The storm water pond was a temporary Easement that never got filed. Currently all the water from all of Meadow Drive goes through private property. It then continues to the School ditch along Bulldog Blvd, continues to the end of Bulldog Blvd and Big Tree, runs down and ends up behind the Town Building backyard and floods the area. We have current water problems that leave that site and an issue that if there were ever a blockage in that pond, no one has any rights to rectify it. The Village was unaware of the pond. It was verified that there was a 30' pipe going into the pond and an 8" pipe going out, and it is working. Currently the water is going into a non-conforming situation. The issue needs to be addressed prior to any further development of that area. That is the legal matter that needs to be addressed. The Village Attorney, Peter Skivington has been briefed and will be handling the matter. There is a potential in that the Livingston County Water & Sewer stated they would not be tapping anymore water because of the water pressure problems on Meadow Drive. The Village is currently unable to supply the area with adequate water pressure. Recently, the Village met with the Livingston County Water & Sewer and wanted to help solve the water problems. Unfortunately, the cost of doing this was not within the Villages budget. They are in the process of trying to find a solution. If they can do that, they can proceed with Site Plan approval, provided the other issues are resolved.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 8:35 p.m... Motion to adjourn: M/2/C (J. Sparling/D. Richards) Carried 5-0

Respectfully Submitted,
Alison Houk, Recording Secretary