

**LIVONIA JOINT PLANNING BOARD**  
**SEPTEMBER 25<sup>TH</sup>, 2017**

Present: Chair Bennett, D. Andersen, J. Palmer, D. Richards, D. Simpson, J. Sparling, CEO A. Backus, and Secretary, A. Houk.

Excused: Attorney J. Campbell, R. Haak.

Agenda:

- 1) *Approve the meeting minutes from September 11<sup>th</sup>, 2017***
  
- 2) *Chris Saunders – 3474 Bronson Hill Road, Livonia, NY 14480*  
*Site Plan approval.***
  
- 3) *Genesee Valley Rural Preservation Council - Wildbriar Estates, Livonia, N.Y. 14487*  
*Site Plan & Subdivision approval***

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

1. Meeting Minutes for September 11<sup>th</sup>, 2017. - Chair R. Bennett asked for a motion to approve. M/2/C (J. Palmer/J. Sparling) approved as submitted. Carried 6-0

**2) *Chris Saunders – 3500 Bronson Hill Road, Livonia, NY 14480***

Chair R. Bennet invited Chris Saunders and John Sciarabba of Land Tech Engineers to come forward to address the Board. This meeting was for the approval of the Site Plan for the proposed 50' X 80' building that includes a Brewery and three lease spaces. There will be 27 parking spaces, and 2 Handicap parking spaces. The remaining site will be for future development and will include one or more storage buildings to be leased publicly. The site development will also include a beer garden associated with the Brewery, vehicular access, parking and a small storm water retention basin. A sanitary sewer will be run near the west boundary on the property, located directly to the south of the main site. It will be controlled by the owner and will connect to an existing sanitary manhole. J. Sciarabba stated that Land Tech has completed the Final Site Plan and SWPPP for the Boards review. They are proposing to extend the existing public sewer that is on the land to the south that C. Saunders owns, and route it north to service the building. The Stormwater management systems are DEC compliant, and the Town's Engineers have reviewed. J. Sciarabba reviewed the plans with the Board that shows proposed locations for storm water retention. They have shown all the required lighting, landscaping and proposed signage. D. Simpson asked for clarification on the existing culvert. J. Sciarabba stated that the Culvert was approximately 800' north of the site. The drainage will run in a westerly direction through the woods, down to Thomas Drive where there is existing Stormwater systems. CEO A. Backus asked to discuss the existing Thomas Drive drainage systems, and what if any impacts this project might have on the existing driveway culverts. J. Sciarabba stated that Thomas Drive was an open swale system. It appears to run on both sides, mostly on the south side of Thomas Drive. Their plan is DEC compliant, and the storm water cannot run off at a quicker rate post construction then it does today. With all the design elements

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that they have in place with the proposed pond, it will definitely not affect the existing system. CEO A. Backus asked what would be the equivalency of the overflow if it ever needed to as far as pipe diameter coming out of the pond. J. Sciarabba stated that they have a 12” pipe diameter coming out of the pond, and adjacent to that there is an overflow area in the back swale. There is more water leaving the site now than there will be after they are done with the development. C. Saunders stated that he is currently addressing drainage on the southern lot as well, even though that is not part of this project. He will be putting in a swale to reduce the amount of water that would be going out into the college area. J. Palmer asked about the proposed storage units. C. Saunders stated that it’s a future development and he is only proposing the 50’ X 80’ building at this time. He will come back to the Board once he is ready to proceed with those plans. Chair R. Bennett asked if Clark Patterson Lee has reviewed the final Site Plan application. J. Sciarabba stated that the plans have been reviewed, there were comments back from Clark Patterson Lee, and they have addressed all their questions. D. Simpson asked about outside lighting. J. Sciarabba explained the lighting locations. J. Palmer confirmed that all the lighting will be dark sky compliant. D. Andersen asked for clarification for the access to Bronson Hill from the driveway. C. Saunders stated that he has already addressed the site line and there are no issues. CEO A. Backus asked if there were parking lot lights. J. Sciarabba stated that there is no lighting on the east side of the parking lot as it is a residential area. J. Sparling asked for clarification for the signage. J. Sciarabba stated that they are proposing the sign to be 40” X 72”. It will be located north of the driveway, on the east side of the parking lot near the fire hydrant. CEO A. Backus asked the Board for their thoughts on the parking lot not being lighted. J. Sparling asked if there was currently a street light. C. Saunders stated that there was one street light, just south of the driveway. The Board felt as a safety issue, there should be lighting in the parking lot. J. Sciarabba stated that they could easily add 2 light poles with mounted lights in the parking lot. They would be 8’ high, angled down towards the west. They would provide detailed plans for CEO A. Backus to review for compliance.

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

Chair R. Bennett asked for a Motion to approve the Site Plan as presented with adding 2 additional lights in the parking lot, confirmation from Clark Patterson Lee that they have met all remaining issues such as Stormwater management. Motion to approve: M/2/C (J. Sparling/D. Andersen)

**3) *Genesee Valley Rural Preservation Council - Wildbriar Estates, Livonia, N.Y. 14487***

Chair Bennett invited Jill Alcorn, President/CEO of GVRPC, Inc. and Timothy Brinduse, RA of T.A.B Designs, Attorney David Henehan and project Engineer Andrew Kosa, PE of Clark Patterson Lee Engineering to come forward to discuss the Site Plan application for the proposed development. J. Alcorn stated that they were there for final Site Plan approval and minor Subdivision. A. Kosa, of Clark Patterson Lee stated that the improvements for this project include the construction of 48 units of affordable senior housing for seniors of mixed income,

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low to moderate. There will be one 32 one & two bedroom units in a single two story elevator building, plus 16 one and two bedroom single story townhouses. The scope of the work includes new parking areas and on-site improvements. Utilities, green spaces, a conservation area, outdoor amenities, and common areas. A senior community service center facility to accommodate services for residents, as well as seniors in the community. In addition, a 1,150 foot extension of Wildbriar Drive, Stormwater management areas, and the associated utilities will be constructed to serve the multi-family residential buildings. Wildbriar Estates will be of great benefit to the senior population of the community, along with providing infrastructure improvements that help the Village of Livonia move in the direction of their comprehensive plan for future development. A. Kosa explained that they will have a Stormwater 2 pond system on the north side of the site. One will capture the back half of the apartment complex, and the other will capture the majority of storm water through the parking lots and townhomes. They have been designed with DEC standards for holding 100 year storm and reducing or matching existing flow. There will be Bio retention sections with swale that will filter media, and to try to infiltrate some of the water back into the ground. CEO A. Backus stated that they were also requesting a Subdivision. He inquired to whether there would be enough room to add sidewalks in the future with the location of the roadside swales. A. Kosa stated that there was some space between the bio retention and the roadside swale to allow for future sidewalks. Architect, Tim Brinduse stated that on the plans for the Subdivision, and the size of the road was designated as a collector road, which is an additional 10' wider for a total of 70' wide. Chair R. Bennett stated that typically this Site Plan would have been sent to our Engineers to review. Since the applicant is using our Engineers, we will need to use a third party Engineering firm to review the final plans.

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

Chair R. Bennett asked for a Motion to approve the Subdivision as presented. Motion to approve: M/2/C (J. Sparling/D. Richards) Carried 6-0

Chair R. Bennett asked for a Motion to approve the Site Plan as presented pending review of the engineered plans by a third party Engineering Firm (Clark Patterson Lee is the Town's Engineer, and also Engineer for the applicant) and documentation that shows the ability that sidewalks could be implemented if the road extends in the future. Motion to approve: M/2/C (J. Palmer/D. Richards) Carried 6-0

Chair R. Bennett asked for a Motion to adjourn the meeting at 7:54 p.m... M/2/C (J. Palmer/D. Richards) Carried 6-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary