

LIVONIA JOINT PLANNING BOARD

April 22, 2024

Present: Chairman R. Bennett, D. Andersen, A. Baranes, J. Brown, R. Haak, J. Palmer, K. Strauss, Zoning Compliance Assistant J. Holtje.

Excused: CEO Adam Backus, Attorney J. Campbell

Agenda:

- 1) *Accept and approve the meeting minutes – March 25th, 2024.*
- 2) *Douglas Ricketts – Meadow Drive, Livonia, New York – Tax # 75.14-1-3.258 Subdivision.*
- 3) *Chris Wegener – 3175 Rochester Road, Lakeville, New York – Tax # 65.-1-7 Site Plan*

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

1) Approve Meeting Minutes from March 25th, 2024. Chairman Rick Bennett asked for a motion to approve. M/2/C (J. Palmer/J. Brown) Carried 7-0.

2) ***Douglas Ricketts – Meadow Drive, Livonia, New York***

Chairman Rick Bennett asked Douglas Ricketts to come forward for the proposed 3 Lot Subdivision.

Chairman R. Bennett: This subdivision application was referred to the Livingston County Planning Board for review. Livingston County Planning reviewed the application and determined it has no significant Countywide or inter-municipal impact. Approval or disapproval of this application is a matter of local option.

Chairman Rick Bennett mentioned the previous contention over details of a previous development at this location. Considering this, the Board chose to schedule a Public Hearing. Motion to schedule: M/2/C (J. Brown/J. Palmer) Carried 7-0

Chairman Rick Bennett: SEQR will be reviewed after public comments are received. This Subdivision application will be scheduled on the May 13th Planning Board meeting for a Public Hearing.

Chairman Rick Bennett asked ZCA Julie Holtje to review the property's development history. In summary, the cul-de-sac and drainage pond were never finalized.

Douglas Ricketts spoke to the Board:

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- The history begins with Magar Homes in 1987, Phase I.
- D. Ricketts and E. Moran's primary objective is to build a new home for themselves with no steps.
- They are ready to dedicate the cul-de-sac and are working with their attorney M. Linsner.
- They have submitted a permit for their home and are working with the Building and Zoning Dept. The construction of this home does not affect the other 2 lots in the subdivision.
- Pond: At one time, the Village, under advice from the Town Engineer, did not want ownership or responsibility for the drainage pond. Ownership was to remain with one owner or the developer. Things are different now. There are individual homes, and the pond area has been sold with no maintenance agreement or easement finalized. Pictures of the pond were provided.
- D. Rickett has cleared the swale that runs across his lot to the school property in an attempt to maintain proper drainage.
- When they purchased the land, the gate was removed from the end of the road, and they have been working with the Building and Zoning Department to figure out how to proceed.

Chairman Rick Bennett: A public hearing will be scheduled. The Board cannot approve the subdivision until we work out the easement with the detention pond.

- SEQR: Board will hold review until after the Public Hearing
- CPL: The applicant has addressed the Town's Consultant Engineer's comments. Reduced setbacks will be shown on the map. D. Ricketts is working with LCWSA and on the drainage pond issue.

J. Browne and the Board thanked D. Rickett's for the work he is doing to remedy the outstanding issues with this project.

No action was taken and the Board will continue its review of the Ricketts-Moran Subdivision at its May 13, 2024 meeting.

3) *Chris Wegener – 3175 Rochester Road, Lakeville, New York*

Chairman Rick Bennett asked Chris Wegener to come forward for the proposed development of a 5400 sq. ft. retail building.

ZCA J. Holtje reviewed the status of the project:

- County Planning has review comments
- CPL has review comments
- C. Wegener has a temporary permit from DOT for the access

Chairman R. Bennett lead a review/discussion of the above comments:

- This site plan application was referred to the Livingston County Planning Board for review. Livingston County Planning reviewed the application and recommended "approval" of the proposed action with advisory comments.
- Dark sky compliant lighting has been submitted.
- Signage: the sign will be permitted in the building permit process and similar to the one shown on the rendering. It will be small and help to define the entrance.

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- Handicap requirements are met.
- A meter pit was recommended by the LCWSA

Chairman Rick Bennett and the Board started reviewing the Short Environmental Assessment Form. It was determined that a moderate to large impact may occur for question #8, archaeological resources. The applicant should contact SHPO for a letter. Approval or disapproval cannot be addressed until the letter from SHPO is received.

Chairman Rick Bennett asked for a motion to waive the Public Hearing. Motion to waive: M/2/C (R. Haak/D. Andersen) Carried 7-0

Chairman Rick Bennett noted that the applicant will be scheduled for the next Planning Board meeting on May 13, 2024, to continue the Site Plan review by completing the SEQR process.

With no further questions, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:38 p.m. Motion to adjourn: M/2/C (J. Palmer/R. Haak) Carried 7-0

Respectfully Submitted,
Julie Holtje, Zoning Compliance Assistant