

LIVONIA JOINT PLANNING BOARD
June 10, 2024

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

Excused: J. Brown, Attorney J. Campbell, CEO A. Backus

Agenda:

- 1) Accept and approve the meeting minutes – May 13th, 2024.*
- 2) Chris Wegener – 3175 Rochester Road, Lakeville, New York – Tax # 65.-1-7
Site Plan-Final Approval*

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

1) Approve Meeting Minutes from May 13th, 2024. Chairman Rick Bennett asked for a motion to approve. M/2/C (D. Andersen/R. Haak) Carried 6-0.

2) Chris Wegener – 3175 Rochester Road, Lakeville, New York

Chairman Rick Bennett stated this is a continuation of Chris Wegener’s Site Plan for the proposed development of a 5400 sq. ft. retail building. Chairman Rick Bennett noted that the only outstanding item is completing the SEQR process.

Chairman Rick Bennett stated that this application was submitted to the Livingston County Planning Board for their review. They recommended “approval” of the proposed action with advisory comments. The Board reviewed the advisory comments and the Consulting Engineers’ comments. All have been addressed and/or will be finalized in the building permit process.

Chairman Rick Bennett and the Board returned to the Short Environmental Assessment Form. It was previously determined that there may be a moderate to large impact on archaeological resources. The applicant has since provided a letter from SHPO stating that no archaeological sites were identified and that no properties, including archaeological or historic resources, will be impacted by this project. A Motion for a Negative Determination of Significance was made by J. Palmer. Motion to approve: M/2/C (J. Palmer/D. Andersen) Carried 6-0.

With no comments and no one from the public in attendance, Chairman Rick Bennett asked for a motion to close the Public Hearing. Motion to close: M/2/C (R. Haak/J. Palmer) Carried 6-0.

Chairman Rick Bennett asked for a motion to approve the Site Plan application. R. Haak made a motion to approve as submitted. Motion to approve: M/2/C (R. Haak/J. Palmer) Carried 6-0

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ZCA Julie Holtje and the Board discussed off-street parking & loading according to Article 10. The Board concluded that it would be beneficial to work on an amendment for regulations related to event and overflow parking as the need has grown locally.

With no further questions, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:50 p.m. Motion to adjourn: M/2/C (J. Palmer/A. Baranes) Carried 6-0.

Respectfully Submitted,
Julie Holtje, Zoning Compliance Assistant