

LIVONIA JOINT PLANNING BOARD

September 9th, 2024

Present: Chairman R. Bennett, D. Andersen, J. Brown, R. Haak, J. Palmer, K. Strauss, CEO Adam Backus, Zoning Compliance Assistant J. Holtje.

Excused: A. Baranes, Attorney J. Campbell

Agenda:

- 1) ***Accept and approve the meeting minutes – August 26th, 2024. (Minutes will be approved at the next meeting)***
- 2) ***Matt Cole – 3278 Bronson Hill Road, Livonia, New York – Tax # 65.-1-69.63 Subdivision.***
- 3) ***Bridgette Heap – 63 Big Tree Street, Livonia, New York – Tax # 75.9-2-16 Concept for proposed Cafe.***

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

1) Matt Cole – 3278 Bronson Hill Road, Livonia, New York

Chairman Rick Bennett asked Matt Cole to come forward for the proposed 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 asked for a motion to waive the Public Hearing. Motion to waive: M/2/C (J. Palmer/R. Haak) Carried 6-0

M. Cole: presented full size subdivision maps. They proposed to divide 8 acres from the 100 acre parcel. His father will build a house on the 8 acre property. There is 60 feet of frontage where the driveway will enter. Two other 60 foot accesses remain to the north.

Chairman R. Bennett: this would leave only two 60 foot wide access points remaining to the large farm.

M. Cole: They also own the entire parcel to the north and he owns an acre lot on Stone Hill Road that connects to it. The two 60 foot wide accesses were planned and reserved in previous subdivisions for access roads that would serve the lot.

Chairman R. Bennett: The only point brought up was remaining access.

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J. Holtje: concern is creating a hardship for accessing the large parcel in the future. The access points that could serve the southern portion of the farm have been eliminated.

Discussion of creating corner lots at the remaining access points that may be nonconforming if they now front two roads.

Chairman R. Bennett: The owner is aware of and acknowledges the hardship created by further limiting the remaining road frontage. M. Cole agreed.

With no further questions, Chairman Rick Bennett and the Board reviewed the Short Environmental Assessment Form. The applicant is working with the LCWSA for a water service and will have a septic system installed. The Board reviewed access for future development and the applicant acknowledges that this could create a situation where they will have to access the property through the farm to the north and/or through the one-acre lot on Stone Hill Road. No moderate to large impacts were identified. A Negative Determination of Significance was determined. Motion to accept a negative declaration: M/2/C (J. Palmer/Kelly Strauss) Carried 6-0.

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

4) Bridgette Heap – 63 Big Tree Street, Livonia, New York

Chairman Rick Bennett asked Bridgette Heap to come forward for a sketch plan conference on a proposed Café.

B. Heap: Clarified the concept overall. All they are asking for on the 23rd is to put in a Café.

Discussion: sorting what is proposed in Phase I vs. the Concept overall.

B. Heap: the former attorneys office will be the seating area for the Café.

R. Haak: how much seating will you have?

B. Heap: not certain yet. Estimate maximum 26.

R. Haak: Where will people park?

B. Heap: In the community parking lot. Introduced Hannah who does Renewed Coffee and explained the dessert Café. Café would run Thurs. Fri. and Saturdays 5pm-9pm. At the Autumn in the Village last year identified a coffee shop or bakery as the #1 request.

R. Bennett: Growing up in this area, there was never any parking there.

The Board is favorable to the proposed use and recommends using the exemption in Code Section 155-84 for parking spaces.

B. Heap: They would like to set up the coffee trailer on the gravel surface. Hannah passed out a handout explaining her business. She would serve from the cart until the building was ready.

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R. Bennett: Where would you put the trailer?

B. Heap: Where the stone is currently. In the future it will be raised garden beds.

R. Bennett: questioned the location of the parking spots.

A. Backus: this is to prepare and give the Board an introduction and for the applicant to get some feedback so they can be better prepared for the 23rd. We will consolidate

R. Bennett: this concept is something the Board is agreeable to and it is a fitting use for the building. The biggest thing we see is handicap parking and putting a trailer in front of the building. They had issues with nonconformance earlier and this trailer is in that stone area they were told to remediate.

B. Heap: the reason we didn't remediate was because this was our plan, to put gardens in there and we are trying to figure that out.

J. Holtje: explained County Planning rejected the application. We need to clarify the information on the application to get it back to County Planning.

Discussion: about coffee shop, including the coffee cart in the application or not, explaining permitting process for site plan and CUP, what an appropriate site plan looks like, etc. Specific details are needed for Phase I and the site plan needs to be detailed with the items that have been identified.

CEO A. Backus: gave an explanation of a number of items. In the process with the County, we are trying to consider this a complete application, but the County is not comfortable. We need to get the facts straight so that we can communicate that to the County. The application was rushed. This meeting is so that the details can be solidified. Regarding the coffee cart, having the right to do something and the path it takes to do it are two different things. The cart outside is subject to site plan approval and will be covered in the CUP. A memo will be drawn up with the results of this meeting. Additional items identified from this meeting will be in this memo. The revised site plan application will need to be submitted by Friday. Our office will communicate with the County to try and resolve the incomplete status.

R. Bennett: We want detailed drawings. Whatever little bit is going on, we want it shown. This is an interior renovation so there is not much for the County to see. They are more interested in what is happening with the exterior of the building. This is a good concept and what you are doing is admirable.

With no further discussion, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 8:22 p.m. Motion to adjourn: M/2/C (J. Palmer/D. Andersen) Carried 6-0

Respectfully Submitted,
Julie Holtje, Zoning Compliance Assistant