

**LIVONIA JOINT PLANNING BOARD**  
**February 27<sup>th</sup> 2017**

Present: Chair J. Palmer, R. Haak, D. Richards, CEO A. Backus, Attorney J. Campbell and Secretary, A. Houk.

Excused: Chair R. Bennett, C. Casaceli, D. Simpson, J. Sparling

Agenda:

- 1) Approve the meeting minutes from February 13<sup>th</sup>, 2017**
- 2) Old Stump Blower/Ciderworks – 5901 Big Tree Road, Lakeville, N.Y.**  
Proposed Patio/Rain Garden/Produce Stand/Farm Market.
- 3) Seth Philips – 5893-5897 Big Tree Road, Lakeville, N.Y.**  
Change of Use/Site Development – Landscape Business Shop location.

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

1. Meeting minutes for February 13<sup>th</sup>, 2017. Chair J. Palmer stated that since there was not a quorum present, no voting would take place at this meeting.

***2) Old Stump Blower/Ciderworks – 5901 Big Tree Road, Lakeville, N.Y***

Chair J. Palmer invited Elise Barnard & Eric Smith to come forward to discuss the proposed Patio/Rain Garden/Produce Stand/Farm Market. E. Barnard stated that they are proposing to add a Patio on the west side of the building to create an outdoor sitting area for the warmer months and to improve the overall atmosphere of the location. The Patio poses no significant site plan issues however, the drainage and use associated with the Patio needs to be considered. It will also require specific conditions relative to impact on the neighboring parcels. They are also proposing for Olde Silo Farms to have a satellite location in the back of the property to offer “u-pick” vegetables and herbs. The produce stand was generally viewed as probable. Further discussion and clarification relative to traffic, parking, etc. will need to take place at a future Board meeting. They also plan to create a “Rain Garden”, planting flowers that thrive in wet conditions to help control the water in the area.

***3) Seth Philips – 5893-5897 Big Tree Road, Lakeville, N.Y.***

CEO A. Backus invited Seth Philips to come forward to discuss the Change of Use/Site Development – Landscape Business Shop location. CEO A. Backus stated that this property was previously owned by Doug Acomb, who proposed a new office building back in 2013. Doug received a setback variance and favorable Planning Board concept review. Doug chose not to

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pursue development due to State DOT restrictions relative to storm sewer concerns. S. Philips has erected some makeshift roofs, installed large concrete barriers for mulch storage and placed a storage container. There was a complaint which involved S. Philips performing site-work. At a site visit, S. Philips was informed that Site Plan approval was required prior to change of use or site development. The understanding is, he plans to use this property for a commercial Landscaping business. Seth stated that his objective in using the rear section of the property is to have a future office headquarters for his landscaping company as well as indoor storage for the equipment and materials needed in the operation. He would like to increase the amount of usable space behind the existing cottages so he can build a pole barn with a lean-to. Hours of operation would be 7 a.m. to 7 p.m. Monday through Saturday, closed Sunday with possible fluctuation during peak season or inclement weather. Since the company provides property and landscape maintenance and is not a retail location, any traffic would be service or supply vehicles, not retail customers.

The discussion turned to a focus on the entire area which included 6 adjoining parcels, all sharing a similar drainage challenge. CEO A. Backus stated that Old Stump Blower and Seth Philips both need to account for their drainage changes and show that no adverse impacts to the environment and neighboring properties will occur as a result of the site development and use.

The Board encourages collaboration of all parties to produce a plan for which the Board can approve. The Board also encouraged utilizing services of an Engineer for a drainage review/plan.

With no further comments Chair J. Palmer asked for a motion to adjourn the meeting at 7:45 p.m... M/2/C (R. Haak, D. Richards) Carried 3-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary