

**LIVONIA JOINT PLANNING BOARD**  
**MARCH 11<sup>TH</sup>, 2019**

Present: Chair Bennett, D. Andersen, J. Brown, R. Haak, D. Richards, J. Sparling, CEO A. Backus, & Secretary, A. Houk. Excused: J. Palmer, Attorney J. Campbell.

Agenda:

**1) Approve the meeting minutes. –January 28<sup>th</sup>, 2019**

**2) Jeffrey & Elizabeth Smith – 7329 Big Tree Road, Livonia, NY**  
*Subdivision.*

**3) Jared Smith – Federal Road, Livonia, NY**  
*Site Plan approval for Single Family Barn home.*

**4) Mike Yodice/Vincenzo Pizza – 5909 Big Tree Road, Lakeville, NY**  
*Site Plan modification.*

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

**1)** Approve Meeting Minutes for January 28<sup>th</sup>, 2019. Chair R. Bennett asked for a motion to approve. M/2/C (R. Haak/D. Richards) approved as submitted. Carried 6-0

**2) Jeffrey & Elizabeth Smith – 7329 Big Tree Road, Livonia, NY**

Chair R. Bennett asked CEO A. Backus to explain the proposed Subdivision for Jeffrey & Elizabeth Smith. CEO A. Backus stated that they are requesting to subdivide their 6.45-acre parcel into two lots. Each lot will have 3.225 acres, one will have the existing house and the other will be a vacant parcel. They had the road frontage and the acreage, and didn't see any concerns. There was a water easement, but that was on parcel "B".

Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (D. Richards/R. Haak) Carried 6-0

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

Chair R. Bennett asked for a motion to approve the Subdivision Application as presented with the following requirements: Site Plan approval for parcel "B", from the Town of Livonia is required prior to a Building Permit being issued. Parcel "B" must obtain a water permit from the Livingston County Water & Sewer Authority, and a septic system permit from the Livingston County Department of Health. A new driveway location for parcel "B" must conform to the Town of Livonia requirements, and a proper permit must be obtained. Motion to approve: M/2/C (J. Brown/J. Sparling) Carried 6-0

**LIVONIA JOINT PLANNING BOARD**  
**MARCH 11<sup>TH</sup>, 2019**

**3) *Jared Smith – Federal Road, Lakeville, N.Y.***

Chair R. Bennett asked Jared Smith to come forward to discuss the proposed Single-Family barn home. J. Smith stated that they purchased the property from the Willards, and are proposing a 48' X 60' Barn type home. They have the septic permit from the Livingston County Department of Health. He has been working with CEO A. Backus regarding the driveway requirements and will be contacting the Department of Transpiration to obtain the driveway permit. CEO A. Backus stated that the original Subdivision required Site Plan approval. Since the grade is downhill, Storm water management will be addressed at the Building Permit level to ensure there are no adverse effects. This is flag lot, and fire access and turn around will also be addressed with the Building permit. The address has been established. Developer or owner will provide Contours prior to construction.

Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (J. Sparling/R. Haak) Carried 6-0

Chair R. Bennett stated that SEQR was not required at this time as it was addressed with the original Subdivision process.

Chair R. Bennett asked for a motion to approve the Subdivision Application as presented with the condition that the developer or owner will provide contours prior to construction. Motion to approve: M/2/C (R, Haak/J. Sparling) Carried 6-0

**3) *Mike Yodice/Vincenzo Pizza – 5909 Big Tree Road, Lakeville, N.Y.***

Chair R. Bennett asked Mark Muller to come forward to discuss the modification to Site Plan. The applicant was before the Planning Board on November 26, 2018 for Site Plan modification for a proposed 16' X 36' Addition. The Board looked favorable on their proposal and referred the application to the Zoning Board of Appeals for the requested Variances. The Zoning Board approved the Variance request with the conditions that a pre-& post construction survey is required. A construction fence is to be erected on the property line prior to beginning any work. The existing shed will be permanently removed. The new Addition siding shall be no less than 3' from the property line. They are returning to the Planning Board for Site Plan approval for the Addition. CEO A. Backus stated that Architect, M. Muller has confirmed that storm water will not have adverse effects.

Chair R. Bennett asked for a motion to approve the Modification to Site Plan as presented, with the above referenced Zoning Board of approval conditions to be met. Motion to approve: M/2/C (R, Haak/D. Richards) Carried 6-0

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 8:12 p.m... Motion to adjourn: M/2/C (J. Sparling/R. Haak) Carried 6-0

---

Respectfully Submitted,  
Alison Houk, Recording Secretary