

**LIVONIA JOINT PLANNING BOARD**  
**JUNE 11<sup>TH</sup>, 2018**

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

Excused: Attorney J. Campbell

Agenda:

**1) Approve the meeting minutes. –May 14<sup>th</sup>, 2018**

**2) Robert Mull – 5733 McPherson Point, Livonia, NY**  
*Approval of Site Plan review.*

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

**1) Approve Meeting Minutes for May 14<sup>th</sup>, 2018.** Chair R. Bennett asked for a motion to approve. M/2/C (J. Palmer/J. Sparling) approved as submitted. Carried 7-0

**2) Robert Mull – 5733 McPherson Point, Livonia, NY**

Chair R. Bennett asked Robert Mull and Greg McMahon of McMahon LaRue Associates, P.C. to come forward to discuss the Site Plan application. G. McMahon stated that the Mull's are proposing a Single Family Dwelling with a detached Garage on the existing lot. The existing lot currently has water, sewer and the utilities. The applicant's intent is to proceed with building the Garage, which will be served by sewer and water. The future date to construct the home are not shown on the plans. They are proposing two rain gardens to address the storm water. They will be disturbing a minimal amount of land, less than two tenths of an acre. D. Richards asked for clarification on which was being built first. G. McMahon stated that the Garage will be built first. Chair R. Bennett stated that this is the Site Plan for the dwelling and garage and it didn't matter which was built first. The biggest issue was to ensure that the proper drainage was addressed and connected into the Reidman's existing drainage system. CEO A. Backus stated that in their drainage plans, they have considered the adequacy of the previously approved drainage system and are confident the drainage will be satisfactorily addressed. G. McMahon stated yes. CEO A. Backus stated that although this proposed plan is separate from the main drainage system, he felt it necessary to contact the DEC regarding the need for an Article 15:, Water Resources Permit, for the pipe and discharge. The Mull's discharge pipe is below 819.4, its at approximately 818. They should follow up by coordinating with the DEC regarding this matter prior to construction. R. Haak asked for clarification regarding the right of way to the Lake. CEO A. Backus stated that there is a 20' drainage access easement along the south lot line, but the access easement reduces down to 10' for foot traffic. They are designing their property to drain into the previously approved drainage system, which will be put in prior to any

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lots being developed. D. Richards asked if they will have egress from the Lake. CEO A. Backus confirmed they will have a 10' lake access. This was a previously approved Easement that was established and reviewed by Attorney James Campbell at that time. All three property owners have a maintenance and installation agreement, which was previously approved.

Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (D. Richards/J. Sparling) Carried 7-0

Chair R. Bennett and the Board reviewed SEQR. Negative declaration was determined. Motion to approve: M/2/C (J. Palmer/R. Haak) Carried 7-0

\*Chair R. Bennett noted that questions 2, 9 & 10 of the SEQR had small impact which will be mitigated with their improved drainage plan. We have an engineered plan indicating no adverse effect or impact.

Chair R. Bennett asked for a motion to approve the Site Plan Application as presented. Motion to approve: M/2/C (D. Richards/R. Haak) Carried 7-0

CEO A. Backus had a brief discussion to bring the Livonia Joint Planning Board up to date on the outcome from the Town Board Meeting on June 7<sup>th</sup> regarding the proposed Food Trailer located on the lot west of the Vitale Parking lot. The Town Board agreed that they would not be installing a fence, which would be detrimental to the applicant as long as the applicant obtained Site Plan approval and that satisfactory screening & landscaping were implemented. The applicant will grant a drainage easement to the Town for the forthcoming mutual drainage improvements in and around Vitale Park.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:30 p.m... Motion to adjourn: M/2/C (D. Richards/J. Palmer) Carried 7-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary