

**LIVONIA JOINT PLANNING BOARD
SEPTEMBER 26, 2016**

Present: Chair Bennett, C. Casaceli, R. Haak, J. Palmer, D. Simpson, J. Sparling, CEO A. Backus, and Secretary, A. Houk. Excused: Attorney J. Campbell, D. Richards

Agenda:

- 1) Approve the meeting minutes from August 22nd, 2016**
- 2) Barry Carestio – Subdivision of 5990 Price Road, Livonia, N.Y. 14487**
Proposed Subdivision of Bruce Beardsley property.
- 3) GVRPC – Westview Hills Apartments – 5 Wildbriar, Livonia, N.Y. 14487**
Modification to previous Site Plan & Concept of Preliminary Site Plan for potential development.
- 4) Finger Lakes Timber – 6273 Decker Road, Livonia, N.Y. 14487**
Site Plan review.

Chair Bennett opened the meeting at 6:58 p.m.

1. Meeting minutes for August 22nd, 2016. Chair Bennett asked for a motion to approve. M/2/C (R. Haak/J. Sparling) approved as submitted. Carried 6-0

2) Barry Carestio/Bruce Beardsley Subdivision – 5990 Price Road.

Chair Bennett invited Barry Carestio to come forward to review the Bruce Beardsley Subdivision. He explained that they are subdividing 8.7 acres out of the 69.2 acres. The lot is odd shaped with an access strip of 32' which will not be used due to poor visibility off from Price Road. There is an existing easement which goes over the black top driveway. It is located in front of the house formally owned by the Beardsley's and that will be the proposed access. Chair Bennet asked the Board for any questions. D. Simpson asked if there were plans to continue subdividing the parcel. B. Carestio stated that the remaining 69 acres would be kept as one parcel and continued to be used as farm land. The back half of the property is wooded with a deep gully, so it's not very useable.

Chair Bennett asked the Board if they should have a public hearing.

Motion to waive public hearing: M/2/C (R. Haak/J. Palmer) Carried 6-0

Chair Bennett and the Board reviewed SEQR. Motion to approve: M/2/C (J. Palmer/R. Haak) Carried 6-0

Chair Bennett asked for a Motion to approve the Subdivision. Motion to approve as submitted: M/2/C (R. Haak/C. Casaceli) Carried 6-0

3) GVRPC – Westview Hills Apartments – 5 Wildbriar Drive.

Chair Bennett invited Jill Alcorn, President/CEO of GVRPC, Inc. for Valley Housing Associates, L.P. and Timothy Brinduse, RA of T.A.B Designs to come forward to discuss the modifications to the previous Site Plan for Westview Hills Apartments at 5 Wildbriar Drive Livonia. They will also be presenting the concept of a preliminary Site Plan for the development of additional buildings to the Westview Hills Apartments. J. Alcorn stated that Westview Hills was the first senior facility that the organization built which was completed in 1988. They brought in the roadway and utilities and it was

LIVONIA JOINT PLANNING BOARD
SEPTEMBER 26, 2016

then deeded to the Village of Livonia after being developed. GVRPC owns and operates Westview Hills. It is a 24 unit apartment building for seniors 62 years old and above and anyone disabled of any age. The project is now 20 years old and there is an opportunity for funding for renovations and updating. The modification to the site plan would be renovating & updating all of the units with new windows, ADA compliant bathrooms, kitchens, flooring & finishes. Each floor will have additional storage closets added. They will be installing an upgraded and more efficient heating system. The residents currently pay for their own utilities, which is electric baseboard heat. The more efficient heating system will be less costly for the residents and will also include air conditioning. At the end of the three buildings, there is a side walk coming out where they plan to add small lift elevators to ends of each building. When the property was developed back in 1988, elevators were not included. This is the opportunity to provide accessibility to the residents and their guests for this two story building. They will be adding new sidewalks for the elevators that will connect to the existing sidewalks. Sealing and striping of the parking area as well. Currently there are two fully handicap units, they will be adding an additional full handicap unit.

Tim Brinduse came forward to provide details regarding the lifts that will be installed. He stated that full size elevators are extremely costly, so they have chosen to install commercial grade lifts which are less costly and use less power. They have a 900 pound capacity for someone in a wheelchair and someone to accompany them. Its primary use is intended for wheelchair use, but can be utilized by anyone. J. Palmer asked if the lifts will accommodate electric scooters. T. Brinduse confirmed that the lifts will hold a scooter or a wheelchair with an additional person. With these improvements Westview Hills will become more accessible to its occupants and visitors. C. Casaceli asked if the lifts will be fully enclosed & if they were screw driven. T. Brinduse stated that they are fully enclosed inside the building & they are hydraulic.

Chair Bennett asked for a Motion to approve the modification to the previous Site Plan. Motion to approve as submitted: M/2/C (J. Palmer/J. Sparling) Carried 6-0

Chair Bennett asked for discussion on the proposed Concept Plan. J. Alcorn stated that they are here to get the approval process started for the concept plan. People are living longer and want to remain independent and this will provide them with that opportunity. They have successfully completed two other elderly housing complexes located in Batavia and another near Elmira. They are proposing to add 48 additional apartment units at Westview Hills to the North. After a professional market analyst study was done for the Livonia area, indications are that the need for elderly housing in the Livonia market is for an additional 440 units. GVRPC's plan is to add a 32 unit building which will consist primarily of 1 bedroom units with two - 2 bedroom units on each end. They will also add a 16 unit single story Townhouse building which will primarily be 1 bedrooms, but will have eight 2 bedroom units included for couples or people with caregivers.

The new buildings will offer advanced services such as intercoms and secured vestibules with connector halls so residents would not have to go outside during the winter months. They will have outside patio gathering areas & community rooms. They will offer activities, wellness and lunch programs and have a laundry facility. They will not provide any medical services on site, but will arrange transportation services. They will have a fitness center and are considering a hot tub for seniors with arthritis. They are proposing a Senior Center which would be located in front of the bigger apartment building. They would like to work directly with the Town & Village on a shared utilization of the center. The Senior Center is where the lunch program, activities, laundry facilities, meeting rooms and Services Coordinators office would be located. This will potentially be the site that other seniors in the community could come to participate in activities, wellness and

LIVONIA JOINT PLANNING BOARD
SEPTEMBER 26, 2016

fitness programs. They are prosing the beginning of a street that in hopes someday will lead back to a shopping center which is part of their master plan. This would be a benefit to the community and create services for seniors and be nice use of the land.

J. Alcorn stated that she has been working with Frank West on the land development and currently their plan is to use 6.4 acres for this project with additional acreage available. She also explained that the reason for the 70' bump out for the new road is to meet width requirements of today's standards. The land & concept layout does allow for the proper width requirements. They are currently working with Livingston County Water & Sewer and will have further information at the next meeting. C. Casaceli asked how this would tie in with Gateway Road which is in the comprehensive plan. J. Alcorn stated that it enhances the possibility to connect into Gateway as plans progress. CEO A. Backus stated that our current design criteria would call for sidewalks, gutters and some other details that were not required when the original road was built. GVRPC is concerned that the costs associated with a current "conforming" road would likely jeopardize the funding opportunity. A. Backus explained that a road extension, if built to today's standards may not be necessary, as we would end up with sidewalks and gutters leading to the existing road which has none. A. Backus believes that the financial burden could jeopardize the plan and that the essential disconnect between the proposed road and the existing road may warrant a reduction of the design criteria. A. Backus suggested that provisions could be made in the proposed plans, such as space for sidewalk and gutters, to account for a future Gateway Rd. J. Alcorn stated that it was important to the funding aspect of this project to have the municipality allow the gutters & sidewalks to be held off until a later time. This would be considered as an income contribution from the municipality. Chair Bennett stated that he is aware that there are opportunities for numerous grants available for extending sidewalks to make communities more accessible. From the stand point of deferring the gutters & sidewalks until were ready and have something for them to connect to makes sense.

Chair Bennett asked the Board if there are any further questions and/or discussion. The Board agreed that this is a great concept. The Board approves of the concept pending full submission.

4) *Finger Lakes Timber – 6273 Decker Road.*

Chair Bennett invited Aaron Munson and his attorney Reuben Ortenberg of Woods Oviatt Gilman, LLP to come forward. Chair Bennett asked the Board if everyone had a chance to review the amended Site Plan and asked for questions or comments. R. Haak stated that when the trailer was approved, it was to be sided to match the rest of the buildings. A. Munson stated that it was his intention to side the trailer and he had gotten two quotes, both of \$7000.00. In the current site plan, he has indicated a time frame of within two years to have the trailer sided. He stated that his intentions are to try accomplish the requests in a fair time period without creating a financial hardship, so everyone was satisfied. When the Board Members met with A. Munson and his father at the facility, they were told that the trailer would be sided by December 2015. R. Haak felt that the proposed time frame was too long and it needed to be taken care of in a timelier manner. R. Haak stated that the wording in the second provision regarding the equipment "but not limited to" was left open ended for any other equipment to be brought in. Attorney, R. Ortenberg felt that since the Board previously determined that this operation was considered an agriculture farm business, that the Munson's should be able to use & have any piece of equipment that is used in the timber industry.

LIVONIA JOINT PLANNING BOARD
SEPTEMBER 26, 2016

Chair Bennett reminded that there are other businesses in this area and they are required to come back every time they want to add a piece of equipment. The impact the equipment may have on the general environment from a noise & lighting stand point, needs to be reviewed. During this process when the building and equipment were added, we requested data on the equipment and noise output. You brought equipment in that far exceeded the noise levels that were anticipated. We have had people a quarter mile away hear the noise that comes off from the machines, this is still considered a residential area. You have the right to put equipment in, but this Board has the right to review it & make comments regarding those situations. Attorney R. Ortenberg requested that the kind of tools used at the timber operation, not be limited to where they have to come to the Board anytime they want to use a new tool. D. Simpson suggested that any piece of equipment has to be below a certain decibel level. A. Munson indicated that he felt that the Boards suggested Site Plan was very restrictive. He doesn't want to have to come back for approval every time he wants to add a new piece of equipment.

A. Munson stated that he is still making payments on the building and would like to find a profitable use for it. There was a big down size and its operation is not being run as a Sawmill anymore. All major components of the mill are up for sale or have already been sold. A. Munson is currently brokering lumber, and will be keeping the handling equipment to use for upgrading & customizing the lumber inside the building.

A. Backus stated that the Site Plan's purpose is to reduce the noise impact on the neighbors as best as possible. The Board is looking for terminology that would trigger a review. There needs to be some criteria whereby noise impacts can be addressed. Obviously a cordless drill would not meet an impact criteria, however, the Board is concerned that noise impacts can be very subjective and we need a plan to identify potential problems for review. It was suggested that A. Backus and A. Munson could coordinate and determine if Board involvement was necessary. A. Munson is in agreement with speaking to CEO A. Backus to advice of any new equipment to see if it would require a Board review. The Board wants the Munson's to remain in business and they also want the neighbors to be able to enjoy their residences. R. Haak reminded that the first Site Plan stated that all equipment wasn't to be louder than a lawn mower. In addition, the wording needs to be amended regarding the Sawmill activity taking place inside with the doors and windows open if it meets the decibel level. J. Sparling asked if there were going to be any trucks parking overnight that might be idling their engines during the overnight hours. A. Munson said any trucks that may be there have generators that they would run for their heaters, and would not be idling their engines all night. R. Haak confirmed that operation of debarker will be Monday through Friday between the hours of 9am to 5pm, no Saturday or Sunday operation. The Board is in agreement with most of the proposed Site Plan. CEO A. Backus will work with Attorney R. Ortenberg on the terminology for the equipment review that would trigger a Board review. Chair Bennett asked the Graf's if they took exception to anything discussed regarding the Site Plan proposal, M. Graf stated no. The Board agreed that there would be a Site Plan review scheduled for December 2017.

Motion to adjourn the meeting at 8:50 p.m... M/2/C (J. Sparling/R. Haak) Carried 6-0

Respectfully Submitted,
Alison Houk, Recording Secretary