

**LIVONIA JOINT PLANNING BOARD  
OCTOBER 22, 2018**

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

Excused: J. Sparling, Attorney J. Campbell

Agenda:

- 1) Approve the meeting minutes. –September 24, 2018*
- 2) Marianne Clark – 3488 Poplar Hill Road, Livonia, NY  
Approval of Subdivision.*
- 2) Tom Thrathen – West Avenue, Livonia, NY  
Concept of Subdivision.*

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

- 1) Approve Meeting Minutes for September 24<sup>th</sup>, 2018. Chair R. Bennett asked for a motion to approve. M/2/C (R. Haak/J. Palmer) approved as submitted. Carried 5-0*
- 2) Marianne Clark – 3488 Poplar Hill Road, Livonia, N.Y. 14487*

Chair R. Bennett asked Daniel Holtje of Finger Lakes Land Surveying, representing Marianne Clark to come forward to discuss the Subdivision. D. Holtje stated that M. Clark is proposing to subdivide 0.710 acres from parcel 66.-1-44.317 to be combined with tax parcel 66.-1-44.11 currently owned by Jason Witt. There is a 32' wide right of way and the parcel meets all Zoning requirements. Due to the property being located in the Agricultural District, and having the Agricultural exemption, it will be combined with his property in 2021 when the Ag District exemption expires. If for some reason Mr. Witt is unable to combine the lots, it will still be a viable building lot. CEO A. Backus stated that although it would be a viable lot, we don't intend for it to be a stand-alone lot. The Subdivision was based on combining the two lots. If the lot is not combined for any reason and someone purchases the lot, they would be required to return the Livonia Joint Planning Board for approval, prior to any building. R. Haak suggested that wording be added to the survey map. CEO A. Backus stated it will be added on the map "To be combined at the expiration of the Ag exception". In the event the parcels are not combined, prior approval is required prior to building. CEO A. Backus stated that they are creating an actual subdivided lot, opposed to a lot line adjustment. Their hands were tied due to being in the Agricultural District and therefore they created a legal lot, and gave legal access to the road. The intention is that be conveyed as soon as the Ag exemption expires. D. Holtje stated that he has forwarded the legal description to both attorneys with the easement included. He was unsure if there would be something noted on the deed regarding combining the lots.

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Chair R. Bennett asked for a Motion to waive the Public Hearing. Motion to waive: M/2/C (R. Haak/D. Richards) Carried 5-0

Chair R. Bennett and the Board reviewed SEQR. Negative declaration was determined. Motion to approve: M/2/C (J. Palmer/R. Haak) Carried 5-0

Chair R. Bennett asked for a motion to approve the Subdivision as presented with the wording added to the maps, if the parcels are not combined. Failure to combined lots at the expiration of the Ag District exemption, will result in a null and void Subdivision. Motion to approve: M/2/C (D. Richards/ D. Andersen) Carried 5-0

**2) *Tom Thrathen – West Avenue, Livonia, NY***

Chair R. Bennett asked Michael Sharman, representing Tom Thrathen to come forward to discuss the concept for the proposed Subdivision. M. Sharman reviewed the survey map and stated that they are proposing to subdivide the property located on West Avenue. There was a small bump out which was to include the barn and the pond. The property is unique as it lies in the Town and the Village. The proposed Subdivision will be located in mainly in the Village, but there is a small section in the Town that includes the Wilkins Creek on the west side boundary. CEO A. Backus asked what the new buyers' intentions were for the property. M. Sharman stated that he plans to reside there, and wants his privacy. There was discussion regarding part of the parcel being land locked. M. Sharman stated that he was reasonably sure the client would be willing to include the rectangle section to connect the parcels. Chair R. Bennett stated that the Board looks favorably on the concept.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:25 p.m... Motion to adjourn: M/2/C (R. Haak/J. Palmer) Carried 5-0

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Respectfully Submitted,  
Alison Houk, Recording Secretary