

# LIVONIA JOINT PLANNING BOARD

February 12<sup>th</sup>, 2024

Present: Chairman R. Bennett, D. Andersen, A. Baranes, J. Brown, J. Palmer, K. Strauss, CEO  
Adam Backus Zoning Compliance Assistant J. Holtje.

Excused: R. Haak, Attorney J. Campbell

Agenda:

- 1) *Accept and approve the meeting minutes – December 11<sup>th</sup>, 2023 & January 8<sup>th</sup>, 2024.*
- 2) *Estate of Edward Schubert – 4714 Blank Road, Livonia, New York –  
Tax # 85.-1-52.512  
Subdivision.*
- 3) *Susan Duke – 3411 Rochester Road, Lakeville, New York –  
Tax # 65.63-1-5  
Site Plan.*

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

- 1) Approve Meeting Minutes from December 11<sup>th</sup>, 2023. Chairman Rick Bennett asked for a motion to approve. M/2/C (D. Andersen/J. Palmer) Carried 6-0.

Approve Meeting Minutes from January 8<sup>th</sup>, 2024. Chairman Rick Bennett asked for a motion to approve. M/2/C (D. Andersen/J. Palmer) Carried 6-0.

## *2) Estate of Edward Schubert – 4714 Blank Road, Livonia, New York*

Chairman Rick Bennett asked David Schubert to come forward for the proposed Subdivision.

Chairman R. Bennett noted that the map looks complete and verified that there are no utilities on site. A. Backus noted that the topography allows access off the road from an existing driveway cut and room to build a house with a septic system without infringing on the steep slopes. With no further comments, Chairman R. Bennett noted that this Subdivision application was not referred to the Livingston County Planning Board for review, as this is a minor subdivision and meets exemption criteria under the Town's current contract. No new roadways or new services will be created.

Chairman Rick Bennett asked for a motion to waive the Public Hearing. Motion to waive: M/2/C (J. Palmer/J. Brown) Carried 6-0

Chairman Rick Bennett and the Board reviewed the Short Environmental Assessment Form. No moderate to large impacts were identified. A Negative Determination of Significance was determined. Motion to accept a negative declaration: M/2/C (J. Palmer/Kelly Strauss) Carried 6-0.

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Chairman Rick Bennett asked for a motion to approve the Subdivision application as submitted. Motion to approve: M/2/C (J. Brown/J. Palmer) Carried 6-0

**3) *Susan Duke – 3411 Rochester Road, Lakeville, New York***

Chairman Rick Bennett asked Susan Duke to come forward for the Site Plan application.

The application is to tear down the existing single-family home and to put up a new office building. Front setback relief is being requested and advised by the Building and Zoning Department in order to provide a streetscape in conformance with the master plan and the Lakeville Strategic Corridor Plan. This layout prioritizes pedestrian safety and allows the parking to be located in the rear. The application will be forwarded to the ZBA with a referral from the Planning Board.

Discussion regarding the existing fence belonging to the Three-Legged Pig and the appreciation for the green space in the front.

The Board recommended approval of the requested variance.

Chairman Rick Bennett stated that the Board requests the applicant return for a public hearing after they meet with the Zoning Board of Appeals for the Front Setback variance.

Chairman Rick Bennett noted that a Public Hearing for the continuation of the Site Plan review will be scheduled for March 25, 2024.

This Site Plan application was referred to the Livingston County Planning Board for review. Livingston County Planning reviewed the application and determined it has no significant Countywide or inter-municipal impact. Approval or disapproval of this application is a matter of local option.

**4) *Solitude Brewing – 5953 Big Tree Road, Lakeville, New York***

Chairman Rick Bennett asked Chris Wegener to come forward for the Site Plan application. The discussion was about the proposed Restaurant and Farm Brewery.

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Discussion regarding:

- the lot line adjustment increasing parcel size to accommodate an outside area. This will also provide connection to overflow parking available on C. Wegener's existing parcel on Thomas Drive. Chairman R. Bennett said that the east parcel should be added to the site plan showing the overflow parking. Access to the overflow parking will be from Big Tree Road or possibly a walking path through the accessed lands. C. Wegener explained other options he is exploring for shared parking with existing businesses such as Mattle's Physical Therapy lot. The Boards stated their concern for being able to safely access the Brewery from any overflow parking area.
- Sound. OSB seems to have parameters that are working since there have not been any complaints. The Building and Zoning Department will find those conditions and supply them to the applicant. A consistent policy for the corridor should be considered. Music will be limited to the back outdoor space. Specific wording regarding noise and music type will be a part of the final approval.
- Lighting. One new light is being added to the outdoor space, and details are included in an attachment to the site plan application.
- An engineered drainage report was supplied, and the Building & Zoning Department is satisfied with it.
- The applicant will return with future overflow added to the Site Plan
- The application is being referred to the Livingston County Planning Board
- SEQR will be reviewed at the Public Hearing scheduled for March 25, 2024.
- Sidewalks in front of the building: the applicant should make provisions for when sidewalks come through the corridor. It was recommended to provide an easement. We have not required recent site plans to provide an actual sidewalk in the Corridor, as the plan has not specified the final location. C. Wegener expressed his agreement and support for the future sidewalk.

**5) 3175 Rochester Road - Sketch Plan Discussion.**

C. Wegener brought a sketch plan for proposed commercial retail buildings. This is a conceptual plan for two 5400-square-foot buildings. Retail will be up top in front with storage or more retail in the back of the buildings. There is a demand for retail and larger storage spaces of at least 2000 square feet. Affordable lease space is in demand and Chris is trying to fill that need with this development. He will have a lease in place before he moves forward.

Discussion:

- Traffic and safety with the access
- This is the same property where Rise & Grind Fitness is located. The owner would like to expand in the future.
- The plan is to get approval of a site plan for the entire property and then phase development.

The Board encouraged C. Wegener to proceed with formal site plan approval.

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With no further questions, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:47 p.m. Motion to adjourn: M/2/C (J. Brown/Kelly Strauss) Carried 6-0

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Respectfully Submitted,  
Julie Holtje, Zoning Compliance Assistant