

LIVONIA JOINT PLANNING BOARD

March 9, 2020

Present: Chair Bennett, D. Andersen, J. Brown, R. Haak, J. Sparling, L. Willoughby, CEO A. Backus.

Excused: Attorney J. Campbell, J. Palmer, Zoning Assistant Julie Holtje & Secretary A. Houk.

Agenda:

- 1) Approve the meeting minutes. – February 24th, 2020**
- 2) Little Lakes Brewing – 5857 Big Tree Road, Lakeville, NY
Modification to Site Plan – Storage Coolers**
- 3) GBT Realty – 4797 Main Street, Hemlock, NY
Sketch conference – Dollar General**

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

1) Approve Meeting Minutes for February 24th, 2020. Chair R. Bennett asked for a motion to approve. (*Minutes will be approved at next Planning Board meeting).

2) Little Lakes Brewing – 5857 Big Tree Road, Lakeville, NY

Chair R. Bennett asked Donald & Robbin Carll to come forward for Modification to Site Plan for the proposed Storage Coolers. CEO A. Backus explained to the Board that they are here to expand their storage needs & this is a modification to their Site Plan. They are requesting to add two walk-in outdoor storage coolers. One is 8' X 8', and the other is 11.4' X 20'. The 8' X 8' unit will go on the existing concrete pad in the near future, and the 11.4' X 20' is being placed on a new concrete pad. The 11.4' X 20' unit will be currently used for storage, with the possibility for future cold storage. There are no issues with the lot coverage or the setbacks. Chair R. Bennett asked for clarification on the cooler locations. CEO A. Backus reviewed with the Board where the proposed cooler placement would be. Chair R. Bennett asked if the coolers would be attached to the existing building? R. Carll stated that they would not be attached. R. Haak asked if the smaller storage unit would be attached? R. Carll stated that there is an existing concrete pad where there used to be a cooler, they will place a new smaller cooler in the area and confirmed it would not be attached. CEO A. Backus reviewed the application with Board member D. Andersen. Chair R. Bennett stated that his only concern was with the appearance of the storage area. R. Carll stated that the unit is currently unfinished, and that they would be completing the construction which will blend in with the existing building & look nice. CEO A. Backus stated that this meeting is only to address the placement.

There were no further questions or comments.

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Chair R. Bennett asked for a motion to approve the modification to Site Plan Application as presented for the placement of the two outdoor storage coolers. Motion to approve: M/2/C (J. Brown/D. Andersen) Carried 6-0

3) *GBT Realty – 4797 Main Street, Hemlock, NY*

The Dollar General in Hemlock application was also scheduled on this date but the applicant was not present. There was a brief discussion regarding the application with CEO A. Backus & the Board Members.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:20 p.m... Motion to adjourn: M/2/C (R. Haak/J. Sparling) Carried 6-0

Respectfully Submitted,
Alison Houk, Recording Secretary

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