

**LIVONIA JOINT PLANNING BOARD**  
**MARCH 25<sup>TH</sup>, 2019**

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

Agenda:

**1) Approve the meeting minutes. - March 11<sup>th</sup>, 2019**

**2) Old Stump Blower – 5901 Big Tree Road, Lakeville, NY**  
*Site Plan modification.*

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

**1)** Approve Meeting Minutes for March 11<sup>th</sup>, 2019. Chair R. Bennett asked for a motion to approve. M/2/C (R. Haak/D. Andersen) approved as submitted. Carried 6-0

**2) Old Stump Blower – 5901 Big Tree Road, Lakeville, NY**

Chair R. Bennett asked Elise Barnard to come forward to explain the proposal. E. Barnard stated that their long-term goal is to expand their existing building and parking lot. They are proposing a 2200 Sq. Ft. addition to the existing building. This area would be used for the production area, new chiller and an office. The existing building would be used as a larger tasting room area to give people more room, and for the growing retail sales. They are also proposing to add an 8500 Sq. Ft. graveled parking area to help with the current limited parking. They are currently working with Sara Gilbert of Pinewoods Engineering to develop a storm water management plan. Before they proceed further, they want to make sure they have an achievable goal before they invest too much time and money. CEO A. Backus stated that the biggest challenge in further development is accounting for storm water run-off, and that drainage is being controlled. If S. Gilbert's plan for drainage is to utilize the catch basin located between OSB & Vincenzo's Pizza, there should be an easement in place for future clarification. Chair R. Bennett wanted to address the building. CEO A. Backus stated that the production equipment would be moved over to the new addition, and the existing building would become the tasting room and for the merchandise retail sales. E. Barnard stated with all the other Brewery's in the area, they have seen an increase in their business. They want to expand the production area to better accommodate their customers, and expand their growing on-site retail sales space. Hours and days of operation would remain the same. D. Richards asked what the occupant load for the building was. CEO A. Backus stated that they currently well under the occupant load, but Randy Fuller should do a preliminary layout and Code compliance path, to make sure they can accommodate Fire Codes, ADA accessibility etc. The new addition is to expand production. J. Brown thought the Board should specify what the new space is primarily used for. Chair R. Bennett stated that as the application progresses, that would be included with the full set of architectural plans showing the intent. E. Barnard stated that they want to make more space for people, and also add additional bathrooms and an office. R. Haak asked how much of the existing building was being used for manufacturing now. E. Barnard stated half of the building was production. D. Andersen asked if the new concept would remain 49/51%. E. Barnard stated it would be 49/51%, with the new addition, it would be separated. R. Haak asked if the new roof would be enclosed? E. Barnard stated that she is unsure, depending on placement of everything. They will have an Architect design the space to

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determine how to accomplish what is needed. D. Andersen stated, with the additional places that they are selling their Cider, will this expansion cover your manufacturing needs in the future. E. Barnard stated that they have plenty of room for the production. The new addition will provide space for people to be more comfortable and add additional bathrooms. CEO A. Backus stated that this site was never intended to be primarily production due to the Zoning. The Production is ancillary to retail sales. If their business ever really grew too big, production would be done off-site. Having more people on-site, supports their retail sales business. Production is 49% and retail sales are 51%. Chair R. Bennett confirmed the location for the new parking area. E. Barnard stated that they won't be removing any of the trees on the property. R. Haak asked if everything that's there now will stay? Chair R. Bennett stated that installing the gravel driveway and parking area, there will not be room for the A-Verdi storage trailer. E. Barnard said that would be removed. CEO A. Backus stated that will need to be addressed with the Site Plan. Chair R. Bennett stated that as conceptually, if the water issues are solved that are associated with the expansion of the building, does the Board have any concerns. J. Brown asked if any variances would be needed? CEO A. Backus stated that they already have a variance for the existing Chiller. If they were to relocate it, that would require a variance. It would be wise if they could place the Chiller so it would not encroach the east side setback. CEO A. Backus stated that if the Board doesn't have an issue with adding the new building addition, and there are no issues with the parking area as long as drainage can be controlled, the applicant can continue to move forward working through several steps. However, he wanted to the applicant to be advised that during the building review, other factors may arise. E. Barnard stated that she is aware there are many steps to this process and she will continue to work with Randy Fuller and Sara Gilbert. R. Haak asked what the anticipated time frame was for the building. E. Barnard stated they would begin with the parking area by the end of this year, and next year in the spring of 2020, begin the building addition while working through the plans with CEO A. Backus. R. Haak stated concerns regarding the residential neighbors, and their concerns regarding the expansion. CEO A. Backus stated that he has not received any recent complaints from the neighbors. Chair R. Bennett stated that this should reinforce to the neighbors that the new parking area will get cars off the road and improve the parking situation. J. Palmer stated that the Public Hearing should be scheduled as soon as possible. This will ensure that the neighbors are included early on in the process and any concerns are addressed. This will be a time to discuss the impact on the neighborhood, drainage and parking concerns. E. Barnard stated that the new parking lot will reduce any issues with the current parking situation. Chair R. Bennett stated that the whole concept will need to address the building, parking lot and the drainage for the entire site. CEO A. Backus stated that the bigger picture needs to be reviewed before the applicant continues to spend money to find out their plan is not going to work. The applicant should prepare a concept to show how they plan to address the drainage. An updated building layout showing placement of production equipment. CEO A. Backus stated that the Engineer should provide a statement of feasibility regarding the drainage and that it has been evaluated. The Boards decision would be based on that. Chair R. Bennett stated that we will schedule a Public Hearing for April 22, 2019.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:41 p.m... Motion to adjourn: M/2/C (R. Haak/ J. Palmer) Carried 6-0

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Respectfully Submitted, Alison Houk, Recording Secretary