

**LIVONIA JOINT PLANNING BOARD**  
**DECEMBER 11<sup>TH</sup>, 2017**

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

Excused: D. Richards, Attorney J. Campbell

Agenda:

- 1) Approve the meeting minutes. –November 27<sup>th</sup>, 2017*
- 2) Mohamed Mornagui – 5953 Big Tree Road, Lakeville, NY  
Final Site Plan approval.*
- 3) Rising Storm Brewing – 5750 South Lima Road, Livonia, NY  
Preliminary Site Plan.*

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

*1) Approve Meeting Minutes for November 27<sup>th</sup>, 2017. Chair R. Bennett asked for a motion to approve. M/2/C (J. Palmer/R. Haak) approved as submitted. Carried 6-0*

*2) Mohamed Mornagui – 5953 Big Tree Road, Lakeville, NY 14480*

Chair R. Bennett invited UHaul Manager, Andrew Toombs to come forward to discuss the Final Site Plan review. A. Toombs stated that the junk car has been removed. He provided a layout sketch showing the placement for the trucks and trailers to be parked on the west side of the parking area. They have placed their dumpster on the small paved pad in the back. They have removed the temporary sandwich UHaul sign. He is waiting for the UHaul vinyl sign to be finished. This will be placed at the bottom of the existing free standing sign in the front near the road. A. Toombs stated that depending on the weather, the vinyl sign may need to wait until spring for placement when the weather is warmer. He will apply for a Building Permit once they are ready to place the sign. M. Mornagui has cleaned up some of the miscellaneous signage, but will work with CEO A. Backus for compliance.

Chair R. Bennett asked for a Motion to approve the Site Plan with M. Mornagui working with CEO A. Backus for sign compliance. Motion to approve: M/2/C (J. Sparling/R. Haak) Carried 6-0

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**3) *Rising Storm Brewing – 5750 South Lima Road, Livonia, NY***

Chair R. Bennett asked Bill Blake and Jeff Riedl from Rising Storm Brewing to come forward to discuss the preliminary Site Plan. CEO A. Backus stated that the property owner, Terrance Hunt has had a woodworking studio at the location for a long time. His business plan has changed and he felt a Brewery would be a good fit. T. Hunt will continue to maintain a large portion of the building for his studio. Rising Storm Brewery will occupy 2800 of the total 6800 Square feet, which is on a 12.3 acre lot. CEO A. Backus stated that we have drafted a modified Zoning Law which would make the Brewery a permitted use in the Industrial District. It has been placed on the Livingston County Planning Board Agenda for the January 11<sup>th</sup>, 2018 meeting. The Town Board will schedule a Public Hearing for January 4<sup>th</sup> 2018, and likely adopt the Local Law on February 1, 2018. B. Blake stated that they were the County Economic Development winners of the “Brew in Livingston” contest. They have been searching for a suitable site for their Brewery. They are working with Design One Architecture & Planning, PLLC to address the parking, lighting, building layout, ADA accessible, and a code compliance path forward. The will have limited hours, with operation on Wednesday from 4pm to 9pm, Fridays from 4pm to 10pm, Saturday 12pm to 10pm and Sunday 12pm to 4 pm. Chair R. Bennett stated that Final Site Plan will also address how many outdoor events, music, lighting, parking and ADA compliance. Chair. R. Bennett also asked them to prepare a means of correction, if there are problems during the events. The Board will also request a one year review and as needed if problems arise.

Chair R. Bennett stated that we have the preliminary application, the Board is in favor of the proposal and recommends pursuing the application to Livingston County Planning Board. A Public Hearing will be set for the January 8, 2018 Planning Board meeting for the Final Site Plan.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:30 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