

LIVONIA JOINT PLANNING BOARD

May 11th, 2026

Present: Chairman R. Bennett, D. Andersen, J. Chamlis, R. Haak, K. Strauss, ZCA Julie Holtje, CEO, Adam Backus

Excused: Attorney Jim Campbell, A. Baranes, J. Brown

Agenda:

- 1) *Accept and approve the meeting minutes –April 13th, 2026.*
- 2) *Amie Fillmore – 5887 Big Tree Road, Lakeville, New York – Tax # 65.64-1-20 Sketch Plan for Juice Bar/Retail Shop.*
- 3) *John Hershberger – 6760 Richmond Mills Road, Livonia, New York – Tax # 75.-1-7.2 Modification to Site Plan.*

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

1) Approve Meeting Minutes from April 13th, 2026. Chairman Rick Bennett asked for a motion to approve. M/2/C (D. Andersen/K. Strauss) Carried 5-0.

2) *Amie Fillmore – 5887 Big Tree Road, Lakeville, New York –*

Chairman Rick Bennett asked Amie Fillmore to come forward for the discussion of the proposed Juice Bar and Micro Patch retail shop.

A. Fillmore introduced herself and her vision for the juice bar.

Discussion:

- The Planning Board was favorable to the idea of the juice bar
- Chairman R. Bennett went over the Building & Zoning Memo dated March 27, 2026.
- Parking – Elise Smith, owner, will put it in the lease that each tenant in the 3 1-bedroom apartments is allowed 1 parking space. Overflow and visitors must park at the OSB lot during juice bar business hours.
 - A sign will be installed to direct people to overflow parking to be located at OSB, and a trail between the properties will be made for pedestrian traffic.
 - The applicant will show the parking plan and method for discouraging parking in the right-of-way of Big Tree Road
- Previous commercial use was office space

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- The applicant will return with a site plan showing all discussed items, including: Identifying tenant parking, identifying customer parking, path and signage for overflow, pedestrian path open and protected to the front door. There are no plans for signage right now.
- Applicant understands the building process will require a design professional to show fire separations.
- The Board encouraged the applicant to proceed with the site plan and asked the B&Z team to determine the required parking for the commercial space.

3) *John Hershberger – 6760 Richmond Mills Road, Livonia, New York –*

Chairman Rick Bennett asked John Hershberger to come forward for the Site Plan Modification.

Discussion:

- ZCA J. Holtje asked the Board to review the email from A. Backus regarding the terms; mixed use, mixed occupancy.
- Chairman R. Bennett confirmed zoning is Mixed Use Hamlet District, which permits the use of residential and commercial, and summarized the previous application. This included the Board's understanding that it may include a live-work unit with 1 or possibly 2 people. This modification includes a family of 4.
- J. Hershberger – When they first talked, we didn't plan on the live-work unit because we were going to rent the house 2 doors up from M. West. Since then, they were threatened with a rifle by the neighbor, so the living situation was no longer acceptable.
- A. Backus – under site plan approval, this is a commercial use with an accessory use of residential. The Board is not familiar with this situation because it has never come up before.
- There has been a 12'x27' addition to the retail (existing) building. No further additions will be needed. The camper has been sold and will be leaving the site.
- Storage containers
- The dumpster needs to be screened on three sides, and the propane tank next to it should also be screened.
- J. Hershberger – After moving in, we discovered that we did not have enough room to store items. The plan was to use the building's basement, but they have been addressing water issues there. The shipping containers work well, and they would like to add another large one. The containers store items they ship. The shed is for the horses used when they come to work. The 20'x20' barn is for Mose, who lives there, to keep his horse and buggy in. The area where the containers are located is not needed for parking. The trailer is gone. The boat was there because it was fixed at the shop, and the customer will be removing it. The forklift will be stored outside and is for business use. The brush-hog is another job that is being worked on.
- The containers shall be painted brown to match the existing new structure. One Board Member would like to see a roof over the containers.
- The trailer on site is temporary. A client brought the equipment inside for repair.

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- Lot line setbacks related to accessory structures and animals.
- The family on site will have a garden shed and a garden. The shed shall be behind the 2 structures and a minimum of 4' from the rear property line. There will also be a laundry line outside.
- Manure will be spread on the neighbor's field, with permission, or stored on site 100' from any property line.
- The existing 8x8 shed is temporary and houses the pony that will be relocated to the barn.
- Additional landscaping was discussed around the storage containers. Storage containers will be relocated to make an L-shape. Consideration should be given to the views of the neighbors on Woodruff Road and from Richmond Mills Road.
- Label equipment parking spaces.
- There will be a few chickens in a stall in the barn for their personal consumption. A. Backus reviewed the stance the B&Z Dept. takes on chickens. Be smart and sensible. Roosters are discouraged as they are the result of most complaints.
- The Board agreed that the applicant should prepare a revised site plan and return to the Board for Site Plan modification approval.

With no further discussion, Chairman Rick Bennett asked for a motion to adjourn.

Motion to adjourn: M/2/C (R. Haak/J. Chamlis) Carried 5-0.

Meeting adjourned at 8:52 pm.

Respectfully Submitted,
Julie Holtje, Zoning Compliance Assistant.