

LIVONIA JOINT PLANNING BOARD
March 23, 2026

Present: Chairman R. Bennett, D. Andersen, J. Brown, J. Chamlis, R. Haak, K., CEO, Adam Backus, Zoning Compliance Assistant, J. Holtje, Attorney Jim Campbell

Excused: A. Baranes, K. Strauss

Agenda:

- 1) Accept and approve the meeting minutes –February 23, 2026.*
- 2) Brooke Brizzee – 37 Big Tree Street, Livonia, New York –
Tax # 75.5-1-4
Site Plan for Nail Salon Home Occupation.*
- 3) Byrne Dairy – Big Tree Road, Lakeville, New York –
Tax # 65.-1-66.112
Conditional Use Permit & Site Plan*

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

1) Approve Meeting Minutes from February 23, 2026. Chairman Rick Bennett asked for a motion to approve. M/2/C (J. Brown/R. Haak) Carried 5-0.

2) Brooke Brizzee – 37 Big Tree Street, Livonia, New York –

Chairman Rick Bennett asked Brooke Brizzee to come forward for the proposed Site Plan for a Nail Salon Home Occupation and read the following statement.

This application was determined not to require Livingston County Planning Board review per Sections 239-m and 239-n of Article 12 of the General Municipal Law Agreement (#13).

Discussion:

B. Brizzee explained that she is licensed and would like to serve clients from her home. The Board looked at parking and discussed that it was sufficient as there would only be one client at a time.

Chairman R. Bennett asked for a motion to waive or schedule a public hearing. Motion to waive the Public Hearing: M/2/C (R. Haak/D. Andersen) Carried 5-0

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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. Brown/R. Haak) Carried 5-0

Chairman Rick Bennett asked for a motion to approve the Site Plan application for the Nail Salon Home Occupation. Motion to approve the Site Plan and Conditional Use Permit as submitted. M/2/C (R. Haak/D. Andersen) Carried 5-0

3) Byrne Dairy – Big Tree Road, Lakeville, New York – Continuation of Public Hearing, Site Plan Review and Conditional Use Permit Review

Chairman R. Bennett re-opened the public hearing and asked Christian Brunelle, Senior Executive Vice President, to come forward for the proposed Conditional Use Permit and Site Plan review. Chairman Bennett asked the applicant to present updates to

Project Updates / Applicant Presentation:

The applicant presented updated site plans and noted the following revisions:

- Addition of sidewalk along Route 20A frontage (~340 feet)
- Internal pedestrian connections and crosswalk to adjacent parcel
- Submission of a full stormwater pollution prevention plan (SWPPP)
- Inclusion of stormwater treatment measures, including a BaySaver system
- Replacement of striped parking islands with landscaped islands
- Addition of trees and landscaping improvements
- Installation of a bike rack
- Reduction in parking from 30 to 29 spaces
- Updated signage to comply with Town Code

The applicant stated that the project has been revised to address prior Board, County, and consultant comments and is consistent with zoning requirements.

Discussion:

Livingston County Planning Board Comments:

- ZCA J. Holtje read through the March 16, 2026 letter containing the County’s advisory comments, items 1-22.
- The applicant will provide a truck access diagram as requested in item 21.
- The Board would like confirmation on the stormwater area analyzed.
- Discussion about sidewalks on site
- The County Planning Board voted to recommend “Approval” of the proposed action with the advisory comments

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Traffic:

- The applicant indicated that multiple traffic studies were completed, including seasonal adjustments.
 - NYSDOT has reviewed and accepted the study.
 - Findings indicate minimal impact, with approximately a 6–7 second increase in delay and no turn lane required.
 - Some Board members expressed concern regarding real-world traffic conditions versus modeled averages, while others noted that the applicant has satisfied applicable standards.
 - It was the consensus of the Board to not have a turning lane on Thomas Drive.
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Pedestrian Access:

- The applicant provided frontage sidewalks and internal pedestrian connections.
 - Extension of sidewalks along all portions of the site was discussed; the applicant noted physical constraints due to drainage features.
 - The Board discussed the adequacy of pedestrian access, with varying opinions expressed.
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Parking and Green Space:

- The applicant is proposing 29 parking spaces where 15 are required.
 - Discussion occurred regarding impervious surface, landscaping, and interpretation of code requirements for interior landscaping.
 - The applicant stated that overall green space exceeds minimum zoning requirements.
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Stormwater / Drainage:

- Significant discussion focused on stormwater management.
 - Concerns were raised regarding existing drainage issues in the area and whether the proposed system accounts for off-site contributing drainage.
 - It was noted that the surrounding properties and NYSDOT infrastructure currently contribute to drainage challenges.
 - The Board discussed the importance of confirming that the project will not exacerbate existing conditions.
 - Coordination with adjacent property ownership and broader drainage considerations was discussed.
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Lighting:

- Concerns were raised regarding LED lighting intensity and color temperature.
 - Discussion included minimizing light spillage onto adjacent properties and the lake.
 - CEO A. Backus explained the need to keep the Kelvins <3000 and shield lighting
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Hours of Operation:

- The applicant indicated that Byrne Dairy locations typically operate 24 hours per day.
 - The Board discussed whether hours of operation should be limited, noting that such restrictions are not explicitly addressed in the Town Code.
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Public Comments:

Public comments were received expressing concerns regarding:

- Traffic conditions, particularly during peak and seasonal periods
- Lighting impacts and visibility from surrounding properties
- Stormwater management and potential impacts to the lake watershed
- Pedestrian connectivity
- Hours of operation and overall compatibility with the area
- Broader concerns regarding development near the lake and long-term community impacts
- Curtis Levermore, Conesus Lake Association - emphasized the importance of protecting water quality reference letter dated March 12, 2026.
- Sharon Mistretta – traffic
- Katurah Gilbert – light pollution
- Kailee Faulkner – foot traffic, parking, future zoning and Comprehensive Master Plan
- Chris Wegener – letter of the law vs. intent regarding parking area landscaping section 150-78.

Board Discussion / Direction:

The Board discussed the balance between:

- Compliance with Town Code and applicable standards
- Practical impacts related to traffic, lighting, and drainage
- Existing infrastructure limitations
- Long-term planning considerations

The Board indicated that additional clarification is needed regarding stormwater, particularly in relation to existing site conditions and contributing drainage areas.

Action:

No action was taken on the application.

The Public Hearing remains open.

The application will be continued at a future meeting pending additional review and information.

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

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

Meeting adjourned at 8:40 pm.

Respectfully Submitted,
Julie Holtje
Zoning Compliance Assistant