

LIVONIA JOINT PLANNING BOARD

July 27, 2026

Present: Chairman R. Bennett, D. Andersen, A. Baranes, J. Brown, R. Haak, K. Strauss, J. Chamlis, CEO Adam Backus.

Excused: Attorney J. Campbell, Zoning Compliance Assistant J. Holtje.

Agenda:

- 1) Accept and approve the meeting minutes – June 22, 2026.
- 2) Accept and approve the meeting minutes – July 13, 2026.
- 3) Creekside Clearing – Modification to Previously Approved Site Plan.
- 4) Cirona Labs – 5813 Stone Hill Road – Introduction of Proposed Beverage Production Facility.

Chairman Rick Bennett opened the meeting at 7:02 p.m.

1) Approve Meeting Minutes from June 22, 2026 and July 13, 2026

Chairman Rick Bennett asked for a motion to approve the June 22, 2026 meeting minutes.

Motion to approve: M/2/C (J. Brown/J. Chamlis) Carried 7-0.

2) Approve Meeting Minutes from July 13, 2026

Chairman Rick Bennett asked for a motion to approve the July 13, 2026 meeting minutes. Motion to approve: M/2/C (J. Brown/J. Chamlis) Carried 7-0.

3) Creekside Clearing – Modification to Previously Approved Site Plan

Chairman Rick Bennett asked Adam Fishel of Marathon Engineering, Jason Sackett of Pathstone Development, and representatives of the project to come forward regarding modifications to the previously approved Site Plan.

CEO A. Backus: Explained that revisions required during the NYS DEC permitting process resulted in modifications to the previously approved Site Plan and that Planning Board approval of the revised plan was appropriate prior to issuance of a building permit.

Discussion:

- Applicant reviewed DEC-required revisions resulting from revised Freshwater Wetland regulations.
- Community building parking reduced from nine spaces to six spaces.
- Basketball court and playground relocated farther from the wetland buffer.
- Bioretention area added for stormwater mitigation.
- Dumpster enclosure revised for ADA accessibility and one apartment unit removed to satisfy updated HCR accessibility requirements.
- Board discussed parking adequacy; consulting engineer determined six spaces were adequate.

- Board discussed pedestrian safety. Speed humps were considered but concerns were raised regarding drainage, snow removal, and emergency vehicle access. Applicant agreed to install additional 'Children at Play' signage.
- Landscape plan shall be stamped by a licensed landscape architect.

With no further discussion, Chairman Rick Bennett asked for a motion to approve the modified Site Plan subject to the condition that the landscape plan be stamped by a licensed landscape architect. Motion to approve: M/2/C (D. Andersen/K. Strauss) Carried 7-0.

4) Cirona Labs – 5813 Stone Hill Road

Chairman Rick Bennett asked representatives of Cirona Labs to come forward regarding the proposed beverage production facility.

CEO A. Backus: Explained that the proposal represents a change in use within the existing industrial occupancy and was presented to obtain Planning Board feedback prior to permit review.

Discussion:

- Applicant described beverage mixing, canning, packaging, and warehouse distribution operations.
- No retail sales or customer traffic are proposed.
- Traffic is expected to be substantially less than the former beverage distribution operation.
- Exterior improvements include roof replacement, painting, and general building improvements.
- Approximately 10–12 employees are anticipated with future local hiring.
- Board discussed traffic, parking, noise, and compatibility with neighboring properties. Applicant indicated no significant noise or odors are expected.
- Board expressed support for reuse of the existing industrial building.

No formal action was requested or taken.

With no further discussion, Chairman Rick Bennett asked for a motion to adjourn. Motion to adjourn: M/2/C (R. Haak/J. Brown) Carried 7-0.

Meeting adjourned at 8:12 p.m.

Respectfully Submitted,

Adam Backus

Director of Building and Zoning
Fire Marshal/Code Enforcement
Town & Village of Livonia