

LIVONIA JOINT PLANNING BOARD

June 8th, 2026

Present: Chairman R. Bennett, A. Baranes, J. Brown, J. Chamlis, R. Haak, K. Strauss, ZCA, J. Holtje

Excused: CEO, A. Backus, Attorney Jim Campbell, D. Andersen.

Agenda:

- 1) Accept and approve the meeting minutes –May 11th, 2026.***
- 2) Solitude Brewing – 5953 Big Tree Road, Lakeville, New York –
Tax # 65.72-1-43
Modification to Site Plan for storage container & screened dumpster.***

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

- 1) Approve Meeting Minutes from May 11th, 2026. Chairman Rick Bennett asked for a motion to approve. M/2/C (R. Haak/J. Chamlis) Carried 6-0.***
- 2) Solitude Brewing – 5953 Big Tree Road, Lakeville, New York***

Chairman R. Bennett asked Chris Wegener to come forward for the modification to Solitude Brewing's Site Plan.

C. Wegener explained the need for more storage on site.

- He would like to do 2-8x20 metal storage containers, one behind the other. On the container facing the parking lot, a mural will be painted with an outdoor theme that will blend with the aesthetic of the Brewery. The second one will be painted to coordinate with the colors of the first.
- A bike rack will be added near the storage containers
- The 8x10 market stand shown on the plan is for vendors and is made from rough cut lumber. They would like to try this out but are not sure if it will be permanent.
- The dumpster will be relocated out of the parking area and have a fence around it, green and black. The dumpster is emptied when the business is not open to the public.

Discussion:

- Mural artist and design for the containers
- Noise complaint received. C. Wegener would like to personally reach out to the complainant, and he will be supplied with her contact information. The music stops at 9pm, earlier than other establishments in the area and they have been diligent at working with the artist to keep levels in check. Music is typically Fridays and Saturdays.

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- The Board agreed that the containers could be appropriately screened with the mural and painting.

Chairman Rick Bennett asked for a motion to approve the Modification to Site Plan as submitted. J. Brown made a motion to approve the Site Plan as presented with the 2- 8x20 storage containers in the location specified and with the mural painted as proposed. M/2/C (J. Brown/K. Strauss) Carried 6-0

Discussion: ZCA J. Holtje updated the Board with the potential of an Amish school on Livonia Center Road. An application would require a CUP and a variance to create a nonconforming lot from the ZBA, and Site Plan approval from the Planning Board. When the application is received, reviewed and deemed complete, the Building & Zoning Department will schedule a meeting with the Planning Board to provide the ZBA with recommendations.

With no further discussion, Chairman Rick Bennett asked for a motion to adjourn.
Motion to adjourn: M/2/C (J. Brown/A. Baranes) Carried 6-0.
Meeting adjourned at 7:30 pm.

Respectfully Submitted,
Julie Holtje
Zoning Compliance Assistant
Town & Village of Livonia