

# LIVONIA JOINT PLANNING BOARD

August 28<sup>th</sup>, 2023

Present: Chairman R. Bennett, D. Andersen, A. Baranes, R. Haak, J. Palmer, K. Strauss, Zoning Compliance Assistant J. Holtje.

Excused: CEO Adam Backus, Attorney J. Campbell, J. Brown

Agenda:

- 1) *Accept and approve the meeting minutes – No Minutes for approval.*
- 2) *Chris Wegener – 5953 Big Tree Road, Livonia, New York – Tax # 65.72-1-43  
Solitude Brewing – Sketch conference/preliminary*

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

## *2) Chris Wegener – 5953 Big Tree Road, Livonia, New York*

Chairman Rick Bennett asked Chris Wegener to come forward for the preliminary discussion for Solitude Brewing. Chris introduced Cal Hasler, owner of Solitude Brewing Company, and gave an update on the property. Chris has made significant improvements to the site and the building. Parking could be an issue, but Chris is working on a number of possible solutions for overflow. An outdoor space is proposed and those details will be worked out with purchasing or leasing space to the north. The Board asked questions about hours of operation and outside entertainment. Cal described Solitude Brewing as; a farm brewery, family friendly, to be used for educational speakers, as a collaborative space, and they will serve food. They plan on being open on Mondays to fill the void of other businesses being closed. Hours would be 3-9pm most weekdays, 12-10 Saturdays, and for brunch on Sundays. They would like to do acoustical music indoors and bands outside on weekends. They are sensitive to noise and want to keep the volume down so that people can have conversations.

With the uses being permitted within the Gateway Commercial District, the Board encouraged Chris and Cal to continue with the Site Plan process and Conditional Use Permit as required by Zoning Code. Chris will follow up with the Building and Zoning Department to arrange the schedule.

With no further questions, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:52 p.m... Motion to adjourn: M/2/C (R. Haak/D. Andersen) Carried 6-0

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Respectfully Submitted,  
Julie Holtje, Zoning Compliance Assistant