

LIVONIA JOINT PLANNING BOARD
April 13th, 2026

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

Excused: Attorney Jim Campbell, ZCA Julie Holtje.

Agenda:

- 1) *Accept and approve the meeting minutes –March 23, 2026.***
- 2) *Camp Stella Maris – 4395 East Lake Road, Livonia, New York – Tax # 74.-1-26.111 Site Plan for Field House.***
- 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 March 23, 2026. Chairman Rick Bennett asked for a motion to approve. M/2/C (J. Brown/R. Haak) Carried 7-0.

2) *Camp Stella Maris – 4395 East Lake Road, Livonia, New York –*

Chairman Rick Bennett asked John Quinlivan to come forward for the proposed Site Plan for the Field House and read the following statement. Matt Emmens from Cornerstone and Steve Shultz from MRB joined J. Quinlivan.

R. Bennett: This application was submitted to the Livingston County Planning Board for their review. They determined that it has no significant Countywide or inter-municipal impact. Approval or disapproval of this application is a matter of local option.

M. Emmens introduced the fieldhouse project.

- Pre-engineered metal building, approx 9500 SF
- Features courts for volleyball, basketball, and pickleball, and will be a place for the camp to gather in inclement weather as a community.
- MRB group submitted to SHPO and received a letter at 5:30 this evening asking to do a phase I for archaeological.

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Discussion:

- R. Bennett - CPL letter review, asked about parking spaces on unpaved surface. How will the Town monitor it? Also discussed stormwater and tree removal.
 - A. Backus – CPL is recommending that the Town may want to monitor this
- Parking spaces with ADA, 13 spots, will be paved. These are right off of the existing road. The exhibit from MRB shows the 1x/week parking for camp pick up and drop off
- K. Strauss – What does off-season use entail?
 - J. Quinlivan – open for our senior citizens to walk and pickleball space, late afternoon indoor practices, and rented space. This will not be a spectator sport place, as there is no room for bleachers.
- Stormwater/drainage plan has been approved by CPL
- R. Bennett – reviewed LCPlanning Board comments

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/J. Brown) Carried 7-0

Chairman Rick Bennett and the Board reviewed the Short Environmental Assessment Form. No Moderate to large impacts were identified, pending the final SHPO outcome/letter. A negative determination of Significance was considered probable, but the motion was tabled until the state's letter is received. Multiple construction projects have occurred on this site without issue, but the applicant will follow the process and return to the Board with the additional information.

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

Chairman R. Bennett – The public hearing is still open. Christian Brunelle, Senior Executive Vice President, was asked to come forward for the proposed Conditional Use Permit and Site Plan review. The engineering has been done and reviewed. It is not meant to solve all the problems in the area, but it takes into account 13 acres of drainage area. The truck turn radius has been provided

Discussion:

Stormwater / Drainage:

- The applicant's engineer and the Town's consulting engineer (CPL) have reviewed the stormwater design.
- Both concluded that the project will **not increase runoff from the site.**
- Board discussion acknowledged existing drainage issues in the area.
- It was noted that the Board's role is to ensure the project does not exacerbate existing conditions, not to resolve pre-existing drainage problems.

Traffic:

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- Multiple traffic studies have been completed and reviewed by NYSDOT.
 - NYSDOT has determined that no turn lanes are warranted, revising its determination from the 2005 traffic letter on record for the development.
 - Seasonal traffic variations were addressed through adjusted modeling.
 - Some discussion occurred regarding real-world traffic conditions and prior studies; however, reliance on NYSDOT determinations was noted.
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Development Bond:

- CPL suggested consideration of a development bond or letter of credit.
 - Discussion occurred regarding the purpose of a bond to protect Town infrastructure.
 - The Board discussed the possibility of including this as a condition of approval if deemed necessary.
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Lighting:

- The Board reviewed the lighting plan.
 - The applicant stated that:
 - Lighting is designed to achieve **zero foot-candle spill at property lines**
 - Fixtures are compliant with dark-sky standards
 - Color temperature is limited to 3000K or less
 - Board members expressed concern regarding overall lighting levels and visibility from surrounding properties.
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Hours of Operation:

- The applicant indicated that Byrne Dairy typically operates 24 hours per day.
 - The Board discussed whether hours of operation should be limited.
 - It was noted that similar uses exist within the Town with extended hours.
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Public Comments:

Public comments were received expressing concerns regarding:

- Existing drainage and flooding conditions
- Adequacy of stormwater analysis
- Traffic conditions, particularly during peak and summer periods
- Reliability of traffic studies
- Lighting impacts on surrounding properties
- Materials, including photographs of flooding conditions, were submitted for the record.
 - Mike Yanko, 4447 East Lake Road. Are they digging the pond in front deeper?
 - C. Brunelle, yes, it will be deeper and wider. Regulations have changed since the original pond went in so it should help.
 - Curtis Livermore, CLA – fact is we have had flooding and there is reason to question the engineering approval that was given. He would like to see data. As a resident, my additional concern is traffic. If it is not actual data but extrapolated from other data. He thinks there is a lot of ambiguity in the traffic study. If there are down lights, that is as good as we can do, but building lighting will be seen off site.
 - S. Mistretta – has over 100 pictures that she would like the engineers look at. She sent them to the DOT but had not heard back.
 - A. Backus acknowledged the concerns raised and noted that, while they are reasonable, the Board’s role is to evaluate the application based on the record,

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including the review and recommendations of the Town's consulting engineer, rather than to independently perform engineering analysis

Action:

The Public Hearing was closed. M/2/C (J. Brown/K. Strauss) Carried 7-0.

SEQR Review:

- R. Bennett – SEQR full form. Review of Part 2 - identification of potential project impacts: all answers: “No, or small impact may occur”.
- A review of SEQR part 2 determined that this project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. A motion was made for a negative determination of significance: Motion to issue a negative declaration M/2/C (J. Brown/D. Andersen). Carried 7-0.

Conditional Use Permit (CUP)

- R. Bennett – Asked the Board to review the criteria for a Conditional Use Permit.

(1) The proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Comprehensive Plan, this chapter and, where applicable, Chapter 125, Subdivision of Land.

- Yes

(2) The proposed building, or hours of operation, or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare.

- R. Haak – It is my opinion that it will have an undue effect on traffic, noise, lighting.
- J. Brown – based on the information from our Town Engineer and the DOT, which illustrated no undue adverse effects, the fact is that it will not.
- Board vote on J. Browns proposal: yes: 6, No: 1 (R. Haak)

(3) The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations.

- Yes

(4) The proposed building or use will be adequately served by essential public facilities and services.

- Yes

(5) The proposed building or use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use.

- Yes

(6) All steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping, and screening.

- Yes

(7) If appropriate, a performance bond or other suitable financial guaranty has been provided to assure compliance with the conditions of the conditional use permit.

- Yes, will be provided if required.

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- A. Backus – a bond would be to protect Thomas Drive or shared infrastructure.

Chairman R. Bennett asked for a motion to approve, deny, or approve the CUP with conditions.

Discussion: about conditions.

Actions:

Jeff Chamlis made a motion to approve the C.U.P as submitted, with the condition that the applicant return in 1 year of the Certificate of Occupancy, or as needed, to review hours of operation, lighting, traffic, and drainage. M/2/C (J. Chamlis/D. Andersen) Carried 6-0 (R. Haak – Nay).

Chairman Rick Bennett asked for a motion to approve the Site Plan application for the Byrne Dairy in Lakeville, last dated March 30, 2026. Motion to approve the Site Plan as submitted. M/2/C (J. Brown/K. Strauss) Carried 6-0 (R. Haak – Nay)

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 8:55 pm.

Respectfully Submitted,
Adam Backus, CEO
Director of Building & Zoning
Village & Town of Livonia