

LIVONIA JOINT PLANNING BOARD
JANUARY 8TH, 2018

Present: Chair Bennett, D. Andersen, R. Haak, D. Richards, J. Sparling, CEO A. Backus, & Secretary, A. Houk.

Excused: J. Palmer, D. Simpson & Attorney J. Campbell

Agenda:

- 1) *Approve the meeting minutes. –December 11th, 2017***
- 2) *Richard Hughes – 7201 Stone Hill Road, Livonia, NY*
*Approval of Subdivision.***
- 3) *Rising Storm Brewery – 5750 South Lima Road, Livonia, NY*
*Approval of Final Site Plan.***
- 4) *Sunny Shores Campground – 5118 East Lake Road, Livonia, NY*
*Discussion regarding Preliminary Concept Plan.***
- 5) *Vicki Flora – 3100 Rochester Road, Livonia, NY*
*Discussion regarding Microbrewery.***

Chair Bennett opened the meeting at 7:00 p.m.

1) Approve Meeting Minutes for December 11th, 2017. Chair R. Bennett asked for a motion to approve. M/2/C (D. Richards/R. Haak) approved as submitted. Carried 5-0

2) *Richard Hughes – 7201 Stone Hill Road, Livonia, N.Y. 14487*

Chair R. Bennett asked Richard Hughes and Edmund Martin, P.E. of Land Tech Engineering come forward to discuss the Subdivision. E. Martin stated that they are requesting a 5 acre, code compliant lot subdivision from the vacant farmland parcel which is immediately east of the Muench property, which is located at 7159 Stone Hill Road. The 5 acre lot is for a single family dwelling for the Hughes family, and will be located in the south west corner of the parcel. They have received approval for a driveway cut and the soil test for the septic look very good.

Chair R. Bennett and the Board reviewed SEQR. Negative declaration was determined. Motion to approve: M/2/C (D. Richards/R. Haak) Carried 5-0

Chair R. Bennett asked for a motion to approve the Subdivision as presented. Motion to approve: M/2/C (D. Richards/J. Sparling) Carried 5-0

3) *Rising Storm Brewery – 5750 South Lima Road, Livonia, NY*

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Chair R. Bennett asked Bill Blake and Jeff Riedl of Rising Storm Brewing to come forward to discuss the Final Site Plan application.

CEO A. Backus read the Public Notice:

PLEASE TAKE NOTICE that the LIVONIA JOINT PLANNING BOARD will hold a public hearing on Monday January 8th, 2018 at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York to consider the application of Rising Storm Brewing, for Site Plan approval according to Section 150-113 of the Zoning Code of Livonia. This proposed Site Plan is for the operation of a Brewery. The property is located at located at 5750 South Lima Road, Livonia, New York, and is zoned Industrial District (I) The application is on file in the Building Zoning Department in the Livonia Town Hall, 35 Commercial Street, Livonia, New York, for public review. All interested parties will be heard at this time.

The Board reviewed the revised Site Plan. The have consulted David Matthews of Design One Architecture & Planning, PLLC to assist them in a Code Compliant path forward. The building has an 80 person occupancy. Rising Storm Brewing Co. will occupy 2,800 of the total 6,800 square feet of the building on the 12.3 acre lot. 1200 Sq. Ft. will be for the Taproom space. 800 Sq. Ft. will be the production facility. 400 Sq. Ft. will be the walk-in cooler space. 260 Sq. Ft. will be used for miscellaneous storage and 140 Sq. Ft. will be for the bathrooms which are both ADA compliant. There are 40 parking spots, including 2 handicapped (ADA compliant) spaces. There are 7 outdoor lights exist under the eaves. Two of the current lights will be replaced with larger parking lot lights pointing downward, creating additional illumination for the parking lot. The current sign in the front of the building will be replaced with a new sign. It will be oval shaped aligned with the Rising Storm Brewing Co. logo, and made of wood or metal. The sign will be lit, illuminating downward onto the sign during evening hours. An additional, smaller sign may be placed on the top of the building near the entrance. The height will not exceed the current height of the building. The Signage will be addressed during the permit process. Hours of operation for the Taproom will be on Wednesdays & Thursdays, 4 p.m. until 9 pm. Friday, 4 pm until 10 pm. Saturday, 12 pm until 10 pm. and Sunday from 12 pm. until 4pm. Special events and outdoor festivals will be a maximum of one weekend night per week on Friday or Saturday evening, potentially outdoors from April/May to September/October, weather dependent. Live music would be small, local musicians that would be lower in volume and be often of the acoustic nature. There will not be any "rock" concerts. The live music will conclude by 9:30 pm. All speakers & musicians would face to the south, a direction away from nearby residences. The nearest resident to the east is approximately 500' from the stage area, with the rise of the railroad tracts between. The nearest neighbors on Pennsylvania Avenue are 1000' from the stage area. The nearest neighbors to the south are approximately 750' from the stage area, with their building in-between. All neighbors faces the opposite direction to which the music would be facing. Sound levels shall not exceed maximum decibels, per Town Code. Occasionally local themed beer festivals may be held on the premise, on the southeast side of the property. They would take place generally in the afternoon or early evening time. This will be further away from the neighbors and reduce any chance of disruption. They will have a limited capacity and will be held during normal business hours. They are exploring the possibility of renting a commercial lot on Route 15, with a shuttle running regularly, if outdoor events are approved by the Planning Board. To support the outdoor festivals increased capacity, additional

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restrooms would be rented and placed on the premise to account for anticipated additional patrons. They would like to propose occasional local themed Farmers Markets or other marketplaces that may take place at the facility. These types of events would occur on Saturday or Sunday afternoons. Any markets would conclude no later than 5 pm. and would be a maximum of one a week, April through October. There will be a Manager on staff to monitor the noise level for all events to insure noise would not exceed the allowable level. There will be an ability to lower live music noise via reducing the amplifier volume. Suspension of outdoor festivals, marketplaces and or live music as necessary should disrupting of neighbors become a concern. The location is currently on a Septic Systems for waste water. There will be approximately 1,200 gallons of wastewater produced weekly from the brewery operations, in addition to normal bathroom utilization. The brewery waste is in the form of “spent grain”, which will be temporarily stored in plastic bins on the back side of the building behind the brew house. The yield will be approximately 1,200 pounds of grain per week. Weekly this “spent grain” will be picked up by a local farmer to be used as feed for cattle & pigs. They will give the feed away to the farmer for the price of removal from the brewery, which is a great way to recycle the waste, reduce the footprint and help the local community. There is an existing water main and water into the facility, which is sufficient for all operations. Brewery operations will require approximately 1,800 gallons of water on a weekly basis, in addition to the restroom utilization.

CEO A. Backus stated that Livingston County Planning Board will be hearing this proposal on January 11th, 2018 for the Livonia Town Board Local Law Zoning change, and for the application referral. Tonight’s meeting is to address the Public Hearing portion, and provided the Board is in favor of the proposal, and pending the Local Law approval from the Livonia Town Board. Final Site Plan and SEQR would be done at the January 22, 2018 Planning Board Meeting, pending Zoning modifications approval on February 1, 2018 at the Livonia Town Board meeting. B. Blake stated that at the January 4th, 2018 Town Board Meeting, it was stated that the Livonia Town Board will be meeting twice a month. They will be scheduled on the next Town Board meeting on January 18th, 2018. B. Blake will confirm this meeting with Livonia Town Clerk, Colleen West Hay.

CEO A. Backus stated that a Conditional Use Permit is not required due to the way the Local Law was written. In the Industrial District, the Brewery operation would be a permitted use with Site Plan approval. Once Livingston County weighs in and the Town Board finalizes the modification, they can return to the Planning Board for SEQR and Site Plan approval.

Chair R. Bennett open the Public Hearing. Not seeing or hearing any responses, the Public Hearing was closed.

Chair R. Bennett stated that the Board looks favorable on the proposal, pending review and discussion on the proposed business plan. The Planning Board will wait for the adoption of the Local Law, then proceed with SEQR & Final Site Plan approval on January 22, 2018.

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4) Sunny Shores Campground – 5118 East Lake Road, Livonia, NY

CEO A. Backus stated that this was a preliminary discussion regarding Jared Hirt of Sunny Shores, LLC located at 5118 East Lake Road. J. Hirt purchased this property from Thomas Frutiger. The property is classified as a Manufactured Home Park/Campground. He is proposing to replace the existing units with new HUD approved, Fire Code compliant structures. Once J. Hirt has a complete Site Plan package, he will be submitting to the Planning Board for their review and approval.

5) Vicki Flora – 3100 Rochester Road, Livonia, NY

CEO A. Backus stated that this was a brief discussion with the Planning Board to discuss the future plans for adding a Microbrewery at 3100 Rochester Road, which is currently approved as a Wedding/Banquet facility. The Microbrewery would be a modification to the existing Site Plan and would require referral to the Livingston County Planning Board for a Conditional Use Permit, a Public Hearing and notification to the Town of Geneseo, as the property is located within 500' of the Town's boundary line. Upcoming proposals will be submitted and they will be placed on the Planning Board agenda for modification to Site Plan approval.

With no further questions, Chair R. Bennett asked for Motion to adjourn the meeting at 7:39 p.m... Motion to adjourn: M/2/C (J. Sparling/R. Haak) Carried 5-0

Respectfully Submitted,
Alison Houk, Recording Secretary