

## **LIVONIA JOINT PLANNING BOARD**

**November 24<sup>th</sup>, 2025**

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

Excused: D. Andersen, A. Baranes, ZCA, J. Holtje, Attorney J. Campbell.

Agenda:

***1) Accept and approve the meeting minutes –October 27<sup>th</sup>, 2025.***

***2) Levi & Amanda Shetler – 3471 Livonia Center Road, Livonia, New York –  
Tax # 76.-1-3.117  
Re-Subdivision of Lot 1 of the Simpon Family Trust Subdivision.***

***Chairman Rick Bennett opened the meeting at 7:05 p.m.***

***1) Approve Meeting Minutes from October 27<sup>th</sup>, 2025.*** Chairman Rick Bennett asked for a motion to approve. M/2/C (R. Haak/J. Chamlis) Carried 5-0.

***2) Levi & Amanda Shetler – 3471 Livonia Center Road, Livonia, New York –***

Chairman R. Bennett asked Levi Shetler to come forward for the 3-Lot Re-Subdivision review and read the following statement:

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.

Discussion:

Chairman Rick Bennett stated that this application is for a proposed 3-Lot Subdivision. The parcel comprises a total of 120 acres. The applicant is requesting to subdivide a 10.5-acre and a 35.5-acre parcel into three total Lots. J. Brown noted that two of the parcels have access to two Roads. CEO A. Backus stated that any other significant development other than a single-family home would require Planning Board review. The Building & Zoning Department has reviewed the application and determined that there is no potential for adverse impacts to neighbors, given the large size of the lots.

Chairman R. Bennett asked for a motion to waive the public hearing. Motion to waive the Public Hearing: M/2/C (J. Brown/K. Strauss) Carried 5-0

Chairman Rick Bennett and the Board reviewed the Short Environmental Assessment Form. No Moderate to large impacts were identified. A negative determination of Significance was determined. Motion to accept a negative declaration: M/2/C (K. Strauss/R. Haak) Carried 5-0

**LIVONIA JOINT PLANNING BOARD**

**November 24<sup>th</sup>, 2025**

Chairman Rick Bennett asked for a motion to approve the Subdivision application. Jeanne Brown made a motion to approve the 3-Lot Subdivision as submitted. M/2/C (J. Brown/J. Chamlis) Carried 5-0

With no further discussion, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:28 p.m. Motion to adjourn: M/2/C (R. Haak/K. Strauss) Carried 5-0

---

Respectfully Submitted,  
Adam Backus, CEO