

LIVONIA JOINT PLANNING BOARD

August 11th, 2025

Present: Chairman R. Bennett, D. Andersen, A. Baranes, J. Brown, R. Haak, K. Strauss, CEO Adam Backus, Zoning Compliance Assistant J. Holtje.

Excused: Attorney J. Campbell.

Agenda:

- 1) Accept and approve the meeting minutes – July 14th, 2025.*
- 2) Bulk Product Development – 3142 Bronson Hill Road, Livonia, New York –
Tax # 65.-1-16.121
4-Lot Subdivision.*
- 3) Bulk Products/Armstrong Milling Phase I – 3142 Bronson Hill Rd, Livonia, New York
Tax # 65.-1-16.122
Site Plan*

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

1) Approve Meeting Minutes from July 14th, 2025. Chairman Rick Bennett asked for a motion to approve. M/2/C (D. Andersen/K. Strauss) Carried 6-0.

2) Bulk Product Development – 4 lot Subd., 3142 Bronson Hill Road, Livonia, New York –

PLEASE TAKE NOTICE that the LIVONIA JOINT PLANNING BOARD will hold a public hearing on Monday, **August 11, 2025**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **Bulk Products Development, Inc.** for Subdivision approval according to Section 125.6 of the Zoning Code of Livonia. The proposal is for a proposed 4-Lot Subdivision. The property is located at **3142 Bronson Hill 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.

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Chairman R. Bennett asked Matt Cole to come forward for the 4-Lot Subdivision review.

This application was submitted to the Livingston County Planning Board for their review. At their July 10, 2025 meeting they reviewed the application and recommended “Approval” with an advisory comment about completing SEQR prior to taking final action.

Chairman Rick Bennett opened the Public Hearing.

Matt Cole explained the subdivision. One 10-acre parcel west of the existing grain elevator, a five-acre parcel for the proposed road, a sliver to be added to the existing Howlett parcel and the remaining lands.

Discussion:

- Zoning clarified. The entire parcel is zoned Industrial
- This public hearing is for subdivision only, many residents started to express concerns about the Armstrong Milling Site Plan, which is next on the agenda. No proposed development is associated with the subdivision and the public was asked to wait for the next item on the agenda.
- Sid Reedhead, 3272 Bronson Hill Road. Concerned about the speed limit and J-brakes. They would like the speed limit reduced to 45 mph. They have lived there 35 years, and it keeps getting noisier.
- Robert Nesbitt asked if water will be brought to the site
 - Bill Bacon, from the LC Economic Development, stated that the LCWSA have a capital plan to bring water in 2026.
- Charles Bland, 3258 Bronson Hill Road, expressed his concern over only being notified 10 days prior to the meeting, and why the applicant and Town waited so long to let the public know that this was being proposed. He is also concerned about the remaining access points to the separate Cole parcel owned by Matt’s father and wanted to know how the Town benefited from this subdivision.
 - A. Backus discussed the legal procedures for applications and public notification. These are policies handed down from the State and local regulations. He also discussed that any applicant has the right to subdivide or do whatever they wish on their property within the zoning regulations without having to notify the Town of their thought process ahead of time.
 - Chairman R. Bennett clarified that an applicant does not have to tell the Town anything until they come in to apply. They applied, the Board reviewed it and decided that it needed a public hearing. We wait for an application and make decisions based on that.
 - M. Cole explained that he is working within the Town’s Comprehensive Plan for this area.
- Sue Hurd, 3260 Bronson Hill Road expressed her concern about the speed limit.
 - Chairman R. Bennett said that the Planning Board is not in control of that, but they can pass along a recommendation to the Town Board.

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With no further comments, Chairman Rick Bennett asked for a motion to close the Public Hearing. Motion to close Public Hearing: M/2/C (R. Haak/J. Brown) Carried 6-0

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 (J. Brown/D. Andersen) Carried 6-0

Chairman Rick Bennett asked for a motion to approve the 4-Lot Subdivision application. Motion to approve the Subdivision as submitted. M/2/C (J. Brown/R. Haak) Carried 6-0
Chairman R. Bennett stated that approval of this subdivision does not constitute any approval of the Site Plan that the Board will be reviewing in the next application.

3) Bulk Product Dev/Armstrong Milling – 3142 Bronson Hill Road, Livonia, New York –

Chairman R. Bennett asked William Bacon of Livingston County IDA to come forward for the Armstrong Milling Phase I review.

PLEASE TAKE NOTICE that the LIVONIA JOINT PLANNING BOARD will hold a public hearing on Monday, **August 11, 2025**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **Bulk Products Development Corp/Armstrong Milling** for Site Plan review according to Section 150-12 of the Zoning Code of Livonia. The Town of Livonia is reviewing a subdivision from a 71.95-acre parcel (Tax ID# 65.-1-16.122) on Bronson Hill Road. The action will result in four total parcels: one 10-acre parcel, which is intended for immediate construction on the east side of the resulting parcel; one five-acre parcel, which is intended for use as a 32-foot-wide access road from Bronson Hill Road; a half-acre parcel, which will be merged with the existing parcel (Tax ID# 65.-1-16.121) to provide space between the two facilities; and the remaining 56.48 acres left over from the original parcel. The Town of Livonia is also considering a Site Plan Review for an 8,000 SF Oat Processing Facility with associated parking, driveways, electric infrastructure, and stormwater management facilities on Parcel B-2A. The initial construction will be comprised of a single 90-foot by 120-foot processing building with an adjacent office trailer, 13 parking spaces (including one handicap space) for employees and visitors, and ten trailer parking spaces. The project is intended to expand to other processing facilities on the west side of the parcel; this phase of the project has not been submitted for review at this time. The site will be accessed by a new 2000-foot access road from Bronson Hill Road, which will be 32 feet wide with a 100-foot-wide right of way. Per the Applicant, the road will be built as part of the project and dedicated to the Town once complete. 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 Livingston County Planning Board, at its regular meeting on July 10, 2025, reviewed the zoning referral from the Town of Livonia of the above-mentioned pursuant to Sections 239 1

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and m of the General Municipal Law of the State of New York. The Planning Board voted to recommend “Approval” of the proposed action with advisory comments.

Chairman Rick Bennett opened the Public Hearing and stated that the 30-day waiting period, for which the Town is required to wait in establishing lead agency for SEQR, has not passed and therefore SEQR will not be reviewed tonight.

B. Bacon, from the Livingston County Industrial Development Office in Geneseo: They responded to an inquiry from Armstrong Milling from Ontario Canada, who wanted to start producing their product in the United States. In response to that inquiry they looked at a couple of sites. This site had rail as an attraction.

Justin from Armstrong Milling gave a history of the company. The company started in bird food manufacturing 39 years ago and are the #1 producer in Canada. They started milling oats 20 years ago, and it is a core ingredient in pet food.

B. Bacon: A 60’x120’ building is proposed on the 10-acre parcel. All milling will be done inside. Trucks will load and unload under cover. For truck traffic, they are potentially looking at 5-10 per day. One railcar has the potential to eliminate four trucks. Traffic from trucks or railcar would depend on where the oats come from. If from Canada, it might be rail, but local NY might be truck. 13 car parking spots with a site trailer for office space at this time.

Justin: Hulls are byproducts that primarily go into the feed industry for cattle and are used for bedding. 5 silos are proposed. The sixth is the dust collector. The building will probably be 35’. The silos on Howlett’s are 90’ high. The grain elevator is 165’. These silo’s are significantly smaller. Noise will be limited as the inside of the building will be insulated and all doors will be closed at all times. Hours 6-7 am start and are done by 10 or 11. There will be two shifts.

Public comments:

- Charles Bland, 3258 Bronson Hill Road: Who will do maintenance on new road? Snow drifts across Bronson Hill now, and it requires a plow to go by frequently. With the proposed road, you would be facing a similar problem. Do other businesses tie into it? Are there any “giveaways”?
 - B. Bacon: After it is completed, the road would be dedicated to the Town and they would have the responsibility to plow. Trucking and farming businesses could tie into it. The company has not applied for any giveaways at this point.
- Speed Limit: B. Bacon would be in favor of a 35 mph speed limit.
 - Any change would need to be submitted to the County and the State of New York.
 - Residents asked for support from the Town and County with the speed limit change.
 - Justin: They could put up signs on their property telling truckers not to use the J-brakes. Their current facility is in a Hamlet, and they understand these issues. Rail use will be in the future, and we will return for that application.
- 50,000 Acres of oats are grown in NY, and they would be looking into buying local.

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- Margaret Brennan of 12 Mary Knoll Circle: asked how to work with the Town regarding the speed limit.
 - A. Backus referred those concerned to the Town Board, which has an open session at every meeting. August 21, 2025 at 7pm is the next meeting.
- Susan Hurd of 3260 Bronson Hill Road.

With no more questions from the public, Chairman Rick Bennett stated that the Public Hearing will remain open. The applicant is scheduled on the August 25th Planning Board Agenda for continuation of the Phase I Site Plan review.

With no further discussion, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 8:46 p.m. Motion to adjourn: M/2/C (R. Haak/K. Strauss) Carried 6-0

Respectfully Submitted,

Julie Holtje, Zoning Compliance Assistant