

# **LIVONIA JOINT PLANNING BOARD**

**June 23, 2025**

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

Excused: J. Brown, Attorney J. Campbell.

Agenda:

- 1) Accept and approve the meeting minutes – April 28<sup>th</sup> & May 12<sup>th</sup>, 2025.***
- 2) Roy Butler – 5093 South Livonia Road, Livonia, New York –  
Tax # 93.13-1-13.1  
Lot Line Adjustment/Parcel combination.***
- 3) Livonia Fire Department – 4213 South Livonia Road, Livonia, New York –  
Tax # 75.-1-45.2  
Site Plan.***

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

***1) Approve Meeting Minutes from April 28<sup>th</sup> and May 12<sup>th</sup>, 2025.*** Chairman Rick Bennett asked for a motion to approve. M/2/C (R. Haak/K. Strauss) Carried 5-0.

***2) Roy Butler – 5093 South Livonia Road, Livonia, New York –***

Chairman Rick Bennet asked Roy Butler to come forward for his proposed subdivision and read the following:

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.

Chairman Rick Bennett asked the Board if they would like to have a public hearing on the project. Motion to waive: M/2/C (R. Haak/K. Strauss) Carried 5-0

Discussion:

- ZCA J. Holtje explained that Mr. Butler currently has 3 nonconforming parcels. This application will reduce the number of parcels to 2. The project requires a variance for further reducing an already nonconforming lot and this makes it ineligible for a lot line adjustment. It is brought before the Board for a referral/your comments to the ZBA. The lot line currently cuts through the barn. The reason for pushing the lot line north, which reduces the lot size of the house parcel, is to allow the barn to be all on one parcel and have enough room to be able to use the overhead door located on the north side.

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- R. Bennett: we have a reduction in size of an already nonconforming lot, but we eliminate a nonconforming lot and give the land locked parcel road frontage and bring a building into compliance with setback requirements. The reduction of parcel A is not inconsistent with the adjacent zoning districts and neighboring lots.
- R. Butler: Worked with the surveyor to give every inch possible to the house parcel while providing enough room to access the garage. The house lot is in character with the surrounding lots.
- R. Haak: it does solve problems and is consistent with other lots in the area. Board expressed its agreement.

With no further discussion, Chairman Rick Bennett and the Board reviewed the Short Environmental Assessment Form.

No moderate to large impacts were identified. Only the property lines are changing.

A negative Determination of Significance was determined. Motion to accept a negative declaration: M/2/C (D. Andersen/ K. Strauss) Carried 5-0.

Chairman Rick Bennett asked for a motion to approve the Subdivision application, conditional upon the following items:

1. Zoning Board approval for the variance to Section 150-70 A. (1)
2. The Chairman's name be added to the map signature line.
3. Add the standard subdivision notes as indicated in the follow-up letter.
4. Specify/label Lot areas to the highway right-of-way line
5. Change the drawing title to "Subdivision".

Motion to approve the Subdivision application as submitted with the above conditions. M/2/C (R. Haak/D. Andersen) Carried 5-0

### ***3) Livonia Fire Department – 4213 South Livonia Road, Livonia, New York –***

Chairman R. Bennett asked the Livonia Fire Department to come forward for the Site Plan 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.

Chairman Rick Bennett asked the Board if they would like to have a public hearing on the project. R. Haak requested a public hearing. The board's agreed to have a public hearing as this is a taxpayer funded fire department, and the public should have an opportunity to be involved.

Marc Connolly and Louis Petelin, representing the Livonia Fire Department, explained that the Fire Department would like to build a 2-story training structure.

Discussion:

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- Safety and security. Doors will be steel, and the structure will be shed/barn type construction. Window cutouts will be covered with the same exterior siding and latched from the inside.
- The fire dept. may share the facility with other Towns
- A. Backus: this is a work in progress, the design is not complete. He is interested in helping with design to include construction types so the firemen can become more familiar with and to be able to train better by understanding the different environments they will come across.
- The interior will be movable panels so that different scenarios can be reconfigured for flexibility in training.
- Panels will be stored outside and attached to the building under the stairs.
- The Board would like to have additional information for the public hearing: More details on the structure such as building dimensions and footprint, details on doors and window locations, all four elevations, height, outdoor stairs and storage area.

With no further comments from the Board, Chairman Rick Bennett asked for a motion to schedule a Public Hearing. Motion to schedule: M/2/C (R. Haak/K. Strauss) Carried 5-0

Chairman Rick Bennett stated that the application is tabled until the public hearing on July 14<sup>th</sup>. The SEQR will be reviewed with the Board at that time. The applicant should provide additional details as discussed.

With no further discussion, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:30 p.m. Motion to adjourn: M/2/C (R. Haak/K. Strauss) Carried 5-0

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Respectfully Submitted,

Julie Holtje, Zoning Compliance Assistant