

LIVONIA JOINT ZONING BOARD OF APPEALS
December 15th, 2025

Present: Chairman M. Sharman, R. Bergin, D. Major, J. Prato, M. Thompson, Zoning Compliance Assistant J. Holtje.

Excused: CEO A. Backus, Attorney J. Campbell.

AGENDA: ***(1) Accept and approve the meeting minutes of December 1, 2025.***

(2) Chester Girod – 5976 Price Road, Livonia, NY

Chairman Mike Sharman brought the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

Chairman Mike Sharman asked if everyone reviewed the meeting minutes from November 17th, 2025. The Board agreed they had, and a motion was made to approve the minutes. M/2/C (J. Prato/M. Thompson) Carried: 5-0.

(2) Chester Girod – 5976 Price Road, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a Public Hearing on Monday, **December 15, 2025**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **Chester Girod** for a Conditional Use Permit pursuant to Section 150-17 B of the Zoning Code of Livonia. A Conditional Use Permit is requested for a proposed Home Occupation (Belt Shop) in an accessory structure, per Section 150-32 D (8). This property is located at **5976 Price Road**, Livonia, New York, Tax Parcel # 83.-1-10.219, and is Zoned Agricultural Residential Conservation District (ARC-3). 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.

Chairman M. Sharman polled the Board for site visits:

Chair M. Sharman:	Yes
R. Bergin:	Yes
D. Major:	Yes
J. Prato	Yes
M. Thompson	Yes

Chairman Mike Sharman stated for the record:

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.

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Chairman Mike Sharman asked Chester Girod & Tim Brinduse of TAB Architecture to come forward and opened the Public Hearing.

Discussion:

- Tim Brinduse: The Girod's built the house and agricultural barn, they are now proposing to build a barn structure 138' from creek for use with a home occupation. Belt material is brought in and then cut and assembled to needed length, then shipped out to local and out of state farmers. Operation will be one shift from 7:30am to 4:30pm, no weekends, no night shift, minimal noise, mostly hand work. Trucks in and out throughout the day/week for deliveries. The large turnaround in the back is for semi/tractor trailer trucks that deliver the materials. Trees will be planted and grow 60-80' tall for screening.
- M. Sharman opened the discussion to the public and asked residents to state their name and address and direct their questions to the board
- Neil Miles, 6240 Price Rd: What will this home business do to his agricultural zoning?
A. Backus: nothing, everything stays the same
- Steve Alexeichik, 5990 Price Rd: 2-3 trucks per week now, if business increases will the amount of trucks increase? This is a manufacturing and not an agricultural barn, he is concerned about the truck traffic, doesn't think Price Road can handle it.
- Chester Girod regarding future expansion: In 5 years there is not likely to be a big change, every year there is a little bit more, but not that big of a change. He ships out to anyone that needs their product, not much foot traffic, maybe only an occasional local will stop in to pick up but most ships out.
- John Hershberger, Price Road: the building size determines expansion, what they can do
- Michelle Krenzer, 5977 Price Rd: how much have they increased percentage wise? She described what she was looking for when they moved here, country living, peace and quiet. They spend evenings outside on the porch and have watched the Girod's build their home. She is concerned about the commercial structure being added and the traffic. It will impact the neighborhood. Noticed contradictions in the number of trucks expected. She thinks the character of the neighborhood will be negatively impacted and wants the location to be reconsidered.
- Chester Girod: His current business is in Pike. His current business averaged about 10% growth a year in the first 3 years.
- Vicky Pierce, 5865 Price Rd: how to protect the source of water when it eventually goes downhill and they live below the property? Wonders if the tractor trailers will be going down the lake road or Route 15 and how they will manage pulling out while there is 55mph traffic? There are many other places in Livonia for industrial manufacturing. Price Road has no fire hydrants, what happens if there is a fire? Is the pond big enough to put out a fire?
- T. Brinduse: The speed limit on Price Road is 45 mph.
- Board discussion of which route the trucks might travel by.
- M. Sharman: what are the by-products that could potentially pollute the ground water?
- Chester Girod: The cut offs go in a dumpster and to a landfill, they don't need water for the business.

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- Keturah Gilbert, 4921 East Lake Rd: – see attached comments. She understands what it is like to have a home business and has no objection to that and welcomes people in.
- Matt Cole, 6199 Price Rd: He appreciates everyone's patience, does a traffic study come as part of this process? Concerned about the blind hills? Price Road is a cut-off road for people taking boats out. Commercial businesses use it quite a bit when they are moving boats around. He would like to advocate for some safety investigation and enhancements that the Board could consider.
- ZCA J. Holtje: SEQR thresholds are not met to trigger one in that review, but the Board's review of the home occupation and conditional use permit can examine traffic as an impact to the character of the neighborhood. It is up to the Board to determine that impact and you can request additional information from the applicant to get those answers. SEQR is an unlisted action and starts with a short form. If moderate to large impacts are identified, then a full form would be filled out.
- John Kehoe, 5968 Price Rd: He has been on Price Road for 50 years. Bruce Beardsley had a commercial business on that property running gravel trucks, flat beds, dozers and semis back and forth all day long. There has been plenty of traffic on this road for the last 20 years. He doesn't see traffic as an issue except for the people driving crazy. Signs or mirrors would possibly help and signs to slow people down for the buggy's.
- Bryan Mailloux, 5998 Price Rd: See attached comments and pointed out the links in the document to the property in Pike. He described the 2 fires the previous property had. Concerned about health with smoke and traffic.
- Todd Krenzer, 5977 Price Rd: This is a business in an agricultural residential area. He read Chester's application and is wondering if it is 2-3 trucks a week or a day? People will be coming in and out. Will it get busier as the business grows. 32' tall is a 3'story building. He is concerned about being able to hear the generator since he can hear his neighbor calling for their dogs.
- A. Backus: The applicant is applying with the understanding that there is no retail sales. If they do retail sales, they would be in violation.

With no further discussion from the Board or the public, Chairman M. Sharman explained that this was an information meeting and the public hearing will remain open.

J. Prato: asked A. Backus to define the 40% of the habitable space zoning regulation.

CEO A. Backus: 1-5 talks about basic criteria for a home occupation in the primary dwelling. This is not applicable because they are going to #6 and that brings it to your board.

R. Bergin: Thanked the public for the thoughtful and enlightening comments.

CEO A. Backus: We will be joining the Planning Board and Zoning Board at the next public hearing to zero in on public concern without having to go back and forth between the two boards. This is the reason we have two boards and the process, to make sure we balance people's property rights with potential impacts of development on the community. The Board's will examine the concerns to make a thorough and well thought out decision. The next meeting will be advertised on the website and you can call the Town Clerk for that information.

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With no further discussion, Chairman Mike Sharman requested a motion to adjourn the Livonia Joint Zoning Board Meeting at 8:30 p.m. M/2/C (R. Bergin/D. Major). Motion carried: 5-0

Respectfully submitted,
Julie Holtje, Zoning Compliance Assistant