

LIVONIA JOINT PLANNING BOARD

December 8th, 2025

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

Excused: Attorney J. Campbell and D. Andersen

Agenda:

- 1) Accept and approve the meeting minutes – November 24th, 2025.***
- 2) Chester Girod – 5976 Price Road, Livonia, New York –
Tax # 83.-1-10.219
Site Plan for Home Occupation.***

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

- 1) Approve Meeting Minutes from November 24th, 2025. Chairman Rick Bennett asked for a motion to approve. M/2/C (R. Haak/J. Chamlis) Carried 7-0.***
- 2) Chester Girod – 5976 Price Road, Livonia, New York –***

Chairman R. Bennett asked Chester Girod and Tim Brinduse, of TAB Architecture, to come forward for the Preliminary Site Plan review for a Home Occupation.

Discussion:

- 38-acre piece of property – not to be subdivided. This is a proposed new accessory structure for a home occupation.
- T. Brinduse: The function of the new building will be to sell conveyor belting from rubber rolls. This business supports farming operations.
- Customers call to order, and products will be shipped, with the occasional farmer coming to the site to pick up a belt.
- UPS truck will come once a day, usually between 10 am and 3 pm. They will stop on their route to pick up any deliveries that are ready.
- Certain products are delivered by semi loads – 1-2 trucks a week. Sometimes, there are none, and then there could be three trucks the next week.
- K. Strauss asked about noise that might affect the neighbors.
C. Girod: They have a 13-horsepower motor, but it only runs when needed, not all day. Most material can be cut with a utility knife.
- Mike Lenartowicz – 6041 Price Rd – will it be a sheering or cut?

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C. Girod: it will be cut, there is a utility knife that sticks straight up and the material is pulled through – power is used to pull and roll the belt as it goes through the utility knife – M. Lenartowicz also asked about signage on the street for the horse and buggies– A.

Backus: he already spoke to the Sherriff's Dept. and the D.O.T. about this. This will be a local matter.

- Steve Alexeichik – 5990 Price Rd – Wondering about the size of the building and the turnaround for the semi-trucks, does it need to be that large, or can it be run out of the existing barn? C. Girod: The barn is not an option, but he is open to downsizing the building.
- Chairman R. Bennett: It is up to the ZBA to determine the size of the building – right now it is set at a single story 8576 sq. ft. and includes office space and storage – spruces lining the property 20' apart. As for an odor concern, the only fumes would come from the engine of the cutting machine.
- R. Haak asked if they expect the business to grow and require more space – C. Girod: This space should hold them for quite a while; it is bigger than what they have now.
- Todd Krenzer – 5977 Price Rd – asked how many people would be working – C. Girod: currently has three people, Himself, his brother, and one other. Hours of operation are 7:30 am to 3:30 pm, 5 days a week – Monday to Friday – no second shifts and no weekends, it is not the Amish way.
- Justin Pittman – 6000 Price Rd – Likes the idea and respects what they are doing. He has concerns about how the building will be powered, especially since it is open 5 days a week and needs to accommodate customers. How often would they be using the belt cutter? They are concerned about noise. – C. Girod: They will be using a wood stove for heat and DeWalt batteries for electricity. Another option for heat would be propane. The plan is to place the motor in a separate, concrete building for noise reduction purposes.
- Fred and Brian Forsburg – 6241 Price Rd – concern about the zoning in the area and the two steep hills the semi's will drive up and down. – J. Holtje stated zoning does not change; this is a permitted use in the district with site plan review and a conditional use permit.
- K. Strauss: has a concern about whether they have extra storage for their equipment so there isn't outdoor storage. – C. Girod: There will be no outdoor storage
- A. Backus: Not allowed to do retail sales – having customers come pick up their product is considered retail sales
- Kathleen Blake – 5988 Price Rd – wants to know their plan for garbage/refuse – C. Girod: they have a dumpster, and it will be shown on the site plan
- Zoning board will be responsible for SEQR
- Nancy Alexeichik – 5990 Price Rd – asked if the planning and zoning board members go to the site to see how things will be impacted? -A. Backus: Almost all the board members make a visit.

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After the Board discussion, it was determined that there would be a joint public hearing with the ZBA and Planning Board and SEQR lead agency will be discussed. ZCA J. Holtje will reach out to the Board members for the next available meeting date.

With no further discussion, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 8:14 p.m. Motion to adjourn: M/2/C (R. Haak/K. Strauss) Carried 7-0

Respectfully Submitted,

Julie Holtje, Zoning Compliance Assistant