

LIVONIA JOINT ZONING BOARD OF APPEALS
April 20, 2026

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

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

AGENDA: ***(1) Accept and approve the meeting minutes of April 6, 2026***

(2) Frank & Mary Kay Fiorille – 4022-4023 Graywood South, 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 April 6th, 2026. Motion was made to approve the minutes. M/2/C (M. Thompson/R. Bergin) Carried: 3-0, (D. Major abstained).

(2) Frank & Mary Kay Fiorille – 4022-4023 Graywood South, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday, **April 20, 2026**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **Mary Kay & Frank Fiorille** for an area variance pursuant to Section 150-17C of the Zoning Code of Livonia. This area variance is requested for a proposed Deck, located on the east elevation (lakeside) of the dwelling, which will violate the side & rear Setback requirements according to Section 150-31G (2) & 150-31G (3) and Section 150-71. The proposed structure also violates the maximum Lot coverage requirement of 25%, according to Section 150-31F. This property is located at **4022-4023 Graywood South, Livonia**, New York, and is zoned Neighborhood Residential District (NR). The application is on file with the Building Zoning Department at Livonia Town Hall, 35 Commercial Street, Livonia, New York, for public review. All interested parties will be heard at this time.

ZCA J. Holtje updated the Board with information that the request for the side setback relief has been removed, as calculations confirm it to be 9'+ with it set 6'11" off the northeast corner of the house. The proposed deck is 12' x 33'6".

Chairman M. Sharman polled the Board for site visits:

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

Chairman Mike Sharman stated for the record:

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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.

This application was determined to be a Type II action, and SEQR was not required per (# 17) of the New York Codes, Rules, and Regulations 617.5 Type II Actions.

Chairman Mike Sharman asked Dan Sepka and Kevin Goodwine from American Custom Exteriors and Interiors, representing Frank & Mary Kay Fiorille, to come forward and opened the Public Hearing.

With no one in attendance from the public, the public hearing was closed.

Discussion:

- Dan Sepka explained the planning process for the deck.
- The character of the area includes much closer development to the rear/lake property line than the 10' proposed on this property.

With no further discussion, the Board went through the area variance criteria:

1. Will an undesirable change be produced in the character of the neighborhood, or will a detriment to nearby properties be created by granting the variance? no
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance? No, not for the benefit sought.
3. Is the variance substantial? no
4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood? no
5. Is the alleged difficulty self-created? yes

With no more comments, Chairman Mike Sharman asked the Board for a motion for or against, with or without conditions. R. Bergin made a motion to approve the proposed Deck, with a 10' rear setback and 27% lot coverage, as presented. Motion to approve. M/2/C (R. Bergin/M. Thompson) Carried: 4-0.

Chairman Mike Sharman requested a motion to adjourn the Livonia Joint Zoning Board Meeting at 7:25 p.m. M/2/C (D. Major/R. Bergin). Motion carried: 4-0

Respectfully submitted,
Julie Holtje, Zoning Compliance Assistant