

**LIVONIA JOINT PLANNING BOARD  
LIVONIA JOINT ZONING BOARD OF APPEALS  
JOINT MEETING  
January 12<sup>th</sup>, 2026**

Present:

Planning Board: Chairman R. Bennett, D. Andersen, A. Baranes, J. Brown, J. Chamlis, R. Haak, K. Strauss.

Zoning Board: Chairman M. Sharman, R. Bergin, D. Major, J. Prato.

CEO, Adam Backus, Zoning Compliance Assistant, J. Holtje & Attorney James Campbell.

Excused: M. Thompson.

Agenda:

- 1) *Accept and approve the meeting minutes –  
Planning Board Minutes: December 22<sup>nd</sup>, 2025  
Zoning Board Minutes: December 15<sup>th</sup>, 2025*
  
- 2) *Chester Girod – 5976 Price Road, Livonia, New York –  
Tax # 83.-1-10.219  
Site Plan & Conditional Use Permit for Home Occupation.*

***Chairman Mike Sharman opened the Joint meeting of the Zoning Board of Appeals and the Planning Board at 7:06 p.m. with the Pledge of Allegiance.***

*Chairman M. Sharman notified the Boards that he is recusing himself from the Girod, 5976 Price Road, application as he has had some business dealings with the applicants. Rosemary Bergin will be acting as chairman for that application.*

- 1) Approve the Zoning Board Meeting Minutes from December 15, 2025. Chairman Mike Sharman asked for a motion to approve. M/2/C (D. Major/J Prato) Carried 4-0.

Approve the Planning Board Meeting Minutes from December 22, 2025. Chairman Rick Bennett asked for a motion to approve. M/2/C (R. Haak/K. Strauss) Carried 7-0.

- 2) Chester Girod – 5976 Price Road, Livonia, New York –  
Tax # 83.-1-10.219, *Site Plan & Conditional Use Permit for Home Occupation.*

Chairwoman R. Bergin: We are reconvening the public hearing from the December 15<sup>th</sup> meeting and ask that comments, not questions, be directed to the Board. The public was

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asked to keep comments limited to 3 minutes. The public was welcomed to give comments. No public comments were made at this time.

Chairwoman R. Bergin: the Zoning Board needs to discuss if it can move forward for a vote. R. Bergin is not ready and asked that they put off any vote until the next meeting. Because M. Sharman has recused himself and M. Thompson is not in attendance, the applicant would need a unanimous decision (all three members in attendance) in favor of the application for it to be approved.

J. Campbell explained that the applicant has the choice to move forward with a limited board, requiring a unanimous decision, or wait until a full board is in attendance.

R. Bergin: The full board is not available until February 23. A limited board will be available at the next scheduled meeting.

C. Girod: They will wait for the full Board.

J. Campbell addressed the applicant. There are 2 options:

- leave public hearing open
- if the public hearing is closed today, it starts the clock and the Zoning Board has to make a determination within 60 days. If you wait for the full board, we would ask you to waive the clock/60 day requirement.

R. Haak: would like the public hearing to remain open

R. Bennett: asked about lead agency for SEQR

J. Campbell: We can defer lead agency selection until the public hearing has been closed. It is understood that the ZBA will seek to act as lead agent for the SEQR review process, assuming the Planning Board does not have an objection. We cannot do the SEQR until the public hearing is closed, as new information could be revealed. Not much of anything is going to be done until the next meeting.

R. Bergin asked the public again if they had any comments:

Sharon Allen, 5859 Price Road: Has lots of questions, but is entrusting the Board to do their due diligence to make sure this will not harm the residents in any way, their property values, or well water. She understands it is not an industrial business and hopes the Board gets all their questions answered in the best interest of those living on Price Road.

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Katura Gilbert, 4921 East Lake Road: Had intended to ask questions but will need time to reshape them into comments.

R. Bennett: If you have questions, submit in writing to Adam or Julie soon.

A. Backus: Then the questions people may have now might be presented to the board as comments? This is to avoid back and forth question and answer. It would be nice to make this meeting productive so if someone has comments to make that have not already been made, it would help to move the process to the next step.

With no further discussion, Chairwoman R. Bergin made a motion to adjourn the meeting at 7:20. Motion to adjourn: M/2/C (R. Bergin/J. Prato) Carried 4-0

Planning Board Chairman R. Bennett: Since this is a regularly scheduled meeting of the Planning Board, he asked the Board for a motion to close their meeting. Motion to adjourn: M/2/C (R. Haak/D. Andersen) Carried 7-0

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Respectfully Submitted,  
Julie Holtje, Zoning Compliance Assistant