

LIVONIA JOINT ZONING BOARD OF APPEALS
November 17th, 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 October 6th & 20th, 2025.*

(2) Peter Francis – 4302-4306 East Lake 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 October 6th, 2025. J. Prato & M. Thompson were not in attendance and abstained from the vote. Motion was made to approve the minutes. M/2/C (M. Sharman/D. Major) Carried: 3-0.

Chairman Mike Sharman asked if everyone reviewed the meeting minutes from October 20th, 2025. D. Major & M. Thompson were not in attendance and abstained from the vote. Motion was made to approve the minutes. M/2/C (J. Prato/R. Bergin) Carried: 3-0.

(2) Peter Francis – 4302-4306 East Lake Road, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday, **November 17, 2025**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **Peter Francis** for an area variance pursuant to Section 150-17C of the Zoning Code of Livonia. This area variance is requested for a proposed covered Patio/Porch, which will violate the side Setback requirements according to Sections 150-31G (2). The proposed structure also violates the maximum Lot coverage requirement of 25%, according to Section 150-31F. This property is located at **4302-4306 East Lake Road, Livonia**, New York, and is zoned Neighborhood Residential District (NR). 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:

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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 (# 16 & # 17) of the New York Codes, Rules, and Regulations 617.5 Type II Actions.

Chairman Mike Sharman asked Chuck Smith, Architect from Design Works to come forward and opened the Public Hearing.

Discussion:

- ZCA J. Holtje reviewed the last two appearances of the applicant before the Board. On May 1, 2023 the applicant was granted a Conditional Use permit for the accessory dwelling in a detached garage, and an area variance for lot coverage of 30.5%. The applicant came back on August 7, 2023 for an increase in lot coverage and a side setback for a covered porch/patio. The applicant withdrew the application, stating that they would reduce the deck and work within the lot coverage previously granted. With the current application, the lot coverage is compliant with the original variance and they are requesting a variance for the south side setback only.
- C. Smith: The roof covering will extend into the side setback 2'2". A rendering of the plan was shown. This area will be a covered place to sit for the older family members who do not wish to walk down to the lake.

With no one from the public present, Chairman M. Sharman closed the Public Hearing and 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? Yes, the porch could extend more toward the lake and not to the side.
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 discussion, Chairman Mike Sharman asked the Board for a motion for or against, with or without conditions. J. Prato made a motion to approve the proposed covered Patio/Porch with a 6'9" side setback, as submitted with no conditions. Motion to approve. M/2/C (J. Prato/R. Bergin) Carried: 5-0.

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With no further discussion, Chairman Mike Sharman requested a motion to adjourn the Livonia Joint Zoning Board Meeting at 7:23 p.m. M/2/C D. Major/R. Bergin). Motion carried: 5-0

Respectfully submitted,
Julie Holtje, Zoning Compliance Assistant