

LIVONIA JOINT PLANNING BOARD
JULY 14, 2025

Present: Chairman R. Bennett, D. Andersen, J. Brown, K. Strauss, CEO Adam Backus, Zoning Compliance Assistant J. Holtje.

Excused: A. Baranes, R. Haak, Attorney J. Campbell.

Agenda:

- 1) Accept and approve the meeting minutes – June 23, 2025.*
- 2) Livonia Fire Department – 4213 South Livonia Road, Livonia, New York –
Tax # 75.-1-45.2
Public Hearing/Site Plan.*
- 3) Bulk Product Development – 3142 Bronson Hill Road, Livonia, New York –
Tax # 65.-1-16.121
4-Lot Subdivision.*
- 4) Bulk Products/Armstrong Milling Phase I – 3142 Bronson Hill Rd, Livonia, New York
Tax # 65.-1-16.122
Site Plan*

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

1) Approve Meeting Minutes from June 23, 2025. Chairman Rick Bennett asked for a motion to approve. M/2/C (D. Andersen/K. Strauss) Carried 4-0.

2) Livonia Fire Department – 4213 South Livonia Road, Livonia, New York –

Chairman Rick Bennet asked the Livonia Fire Department to come forward for the Public Hearing on the proposed training building.

PLEASE TAKE NOTICE that the LIVONIA JOINT PLANNING BOARD will hold a public hearing on Monday, **July 14, 2025**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **Livonia Fire Department** for Site Plan review according to Section 150-12 of the Zoning Code of Livonia.

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The application is for a modification to the Site Plan for a proposed 16' X 20' Training structure per Article XIV, Section 150-116 E. The property is located at 4213 S. Livonia Road, Livonia, New York, Tax parcel 75.-1-45.2, 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.

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.

Chairman Rick Bennett opened the Public Hearing and asked Marc Connelly and Lou Petelin to come forward for the discussion on the proposed training building.

M. Connelly explained the two-story, 20'x16'x24' tall training structure. The structure's purpose is to enhance training. Training helps with volunteer retention and increases the competence of their people. These are big issues across the country. New State mandates are coming down all the time, and they are trying to make it easier to train volunteers. This is for basic manual skills such as ladder use, searches, communications, and anything unrelated to an actual flame or water flow. There will be an outside and an inside staircase. The rooms may be rearranged on the inside. The unit will be contained, secure, and sided with T1-111. It will be located directly behind the firehouse. Currently, they use the old town barns on 20A and, to a very limited extent, the structure on the Lakeville on the firegrounds. Other local resources are not sufficient for their needs.

ZCA Julie Holtje read the comment from Board member Robbyn Haak, who could not be present:

"Lakeville has a training facility that Livonia has utilized for years.

I know there were some complaints about that equipment needing a lot of repair, but I've also heard there is equipment that can be, and is being used there.

Are there other nearby towns that have facilities that Livonia could use?

It's my opinion that all other options should be seriously considered prior to spending taxpayer money on this".

Respectfully submitted,
Robbyn Haak

A.Backus – The Planning Board cannot look at this as it relates to taxpayers' dollars. It must be looked at like any private entity. The scope of the Planning Board has nothing to do with taxpayer dollars.

J. Brown – This is a permitted use brought forward by the applicant so we cannot consider influences outside the Board's review responsibilities.

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John Haak of 6999 Richmond Mills Road – has every opportunity been exhausted with other fire departments to use their facilities? There is one in Rush, Lakeville could be fixed up. Another question is how many structure fires do you have in a year?

M. Connelly- They do many structure fires as a part of mutual aid and are part of only two fire fighter rescue teams in Livingston County. There is East Avon and Livonia. They work with contiguous neighbors as well. Livonia's own structure fires are not that frequent. 1-3x/month, we are traveling to other areas. It is about more than frequency; it is risk management.
- Low-frequency high-risk vs. high-frequency low-risk scenarios were discussed.
It is when the high-risk situations come up, seconds count, and it is important to be well trained.

A. Backus – training is preventative, and he would love to see Fire Department resources pooled and for all the departments to work together, making a town-wide facility. He would also like to be involved in construction types to educate volunteers. He also suggested seeking donations from construction supply companies to integrate different construction scenarios so fire fighters can better understand what they are walking into.

M. Connelly – taking volunteers out of town for training means they take all their resources out of Town also. This puts the Town in a disadvantaged situation should they be needed locally.

Resident – doesn't want to see all the knowledge and equipment leave the Town and Village for training, leaving the community unprotected.

With no further comments from the public, Chairman Rick Bennett closed the public hearing, and the Board reviewed the Short Environmental Assessment Form.

No moderate to large impacts were identified. Only the property lines are changing.
A negative Determination of Significance was determined. Motion to accept a negative declaration: M/2/C (J. Brown/K. Strauss) Carried 4-0.

With no further comments from the Board, Chairman Rick Bennett summarized the applicant has demonstrated that the facility will provide the fire department with uses they can't get anywhere else and be able to keep volunteers close to home, which keeps the community safer.

R. Bennett asked for a motion to approve the Site Plan for the proposed 16' X 20'x 24' training structure. M/2/C (J. Brown/D. Andersen) Carried 4-0

3) Bulk Product Development – 3142 Bronson Hill Road, Livonia, New York –

Chairman R. Bennett asked Matt Cole and his Land Surveyor, Kevin O'Donoghue, to come forward for the 4-Lot Subdivision review.

This application was submitted to the Livingston County Planning Board for their review and the Board voted to recommend "Approval" of the proposed action with the following advisory comment: The Town should ensure the SEQR process is completed before final action is taken.

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Chairman R. Bennett – The Board must set a public hearing date, as the development requires public improvements.

K. O'Donoghue – Bulk Products is in the process of developing the property. He is doing the subdivision and Clark Patterson will be doing the site plan and design work. The driveway will be realigned to fit the 100' wide right of way. A small piece of land will be added to the Howlett grain bins parcel. The 10-acre parcel will be developed by Armstrong Milling.

Discussion:

- M. Cole – This has been on the Town's Comprehensive plan for a long time
- Benefit = there are very few places with rail access
- D. Anderson – clarified connection to the parcel owned by the applicant that goes down to Stone Hill Road
- CEO A. Backus – the purpose of this part of the meeting will dove-tail with the second part of the meeting, Armstrong Milling Site Plan.
- ZCA J. Holtje – there is a change of use between this parcel and the residential agricultural use to the south. The applicant and the Board may want to consider buffering the road from the residential farm to the south.

With no more comments from the Board, Chairman Rick Bennett asked for a motion to schedule the Public Hearing. Motion to schedule: M/2/C (D. Andersen/K. Strauss) Carried 4-0

The applicant will return for a Public Hearing.

4) Bulk Product Dev/Armstrong Milling – 3142 Bronson Hill Road, Livonia, New York –

Chairman R. Bennett asked Bill Bacon, Director of Economic Development at Livingston County, Andrew Kosa and Tom Bock from CPL, and representatives from Armstrong Milling to come forward for the Armstrong Milling Phase I Site Plan.

Chairman R. Bennett - This application was submitted to the Livingston County Planning Board for their review. They recommended approval with advisory comments about completing the SEQR process and reviewing signs for the development.

Discussion:

- Bill Bacon – The County is excited about this opportunity to put investment into infrastructure and to have a follow-up operational business there. He and M. Cole feel that this is going to create a spark for Gateway Agri-Business Park. Sweeteners Plus has been doing well on the opposite end of the Park. Bill introduced Armstrong representatives: Justin Anstee, Patrick Shepard, and Kaleem Shreirh.
- P. Shepard provided the history of the Milling Company. They are Canada's largest supplier of wild bird food. The facility they are in now was built in the 60's. They also

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supply a significant amount of bulk oat and barley products for pet food companies. They are here because they have exceeded capacity at their present facility and thought it was a good time to get closer to their customer base. Most of their product comes across the border into the United States. 90% of their pet food market is in the US.

- Justin – Been with Armstrong for 15 years and has built grain elevators all over Canada. Currently he does all the sales and purchasing of grain commodities and supervises operations. They buy the material from farms, bring it to their facility and run it through 2 sets of equipment, de-hulling it and grinding to make oat flour or meal.
- Discussion on growing oats, sustainability, being closer to customers to reduce emissions and reduce carbon footprint. The more they can do by rail is better.
- A. Kosa – Was part of the original feasibility study for the Gateway Road project. There are 2 sets of plans, one for the roadway and one for the site plan. CPL was retained by both the IDA for the road and Armstrong Milling for their Site Plan. Armstrong Phase I includes 8000 sq. ft. building to get their operations underway. Phase II concept plan includes a 60-70,000 sq. ft. total building space with additional parking, rail access, additional silos and storage. Phase II was included to avoid segmentation in the SEQR process. Their SEQR package also includes the subdivision in hopes to streamline the process. The roadway is about 2000 feet long.
- K. Strauss – How much more truck traffic is expected?
Answer, maybe 10/week. The more rail we do, the less truck traffic.
T. Bock – They will return for Site Plan approval for Phase II. They will be following up with stormwater plans and have been in communication with the Town's consultant engineer, Brent Rosiek.
- A. Backus – Discussion about possible impacts in the neighborhood. Trucks backing up at night for example. He would like to help the applicant by figuring out any potential obstacles ahead of time so that with any future complaints we have the documentation that those issues were considered, and they have been proven to be non-issues.
- Discussion about odor, noise, and light. The milling room will be fully insulated. CPL will be doing the lighting designs.
- Phase II would employ 10-12 people.
- M. Cole – the existing grain elevator next door has significantly more truck traffic and new traffic would be not notable within that existing use. The equipment is also very similar to the existing operation.
- A. Backus – wants to make sure that the Site Plan addresses the Fire Codes so that it is not a tripping point down the road. A. Backus will also check into the height of the silo, as he believes this has been previously dealt with. The silo is proposed to be 51'6". This is substantially less than the grain elevator next door.

With no more comments from the Board, Chairman Rick Bennett asked for a motion to schedule the Public Hearing. Motion to schedule: M/2/C (J. Brown/K. Strauss) Carried 4-0

Chairman Rick Bennett asked for a motion to declare the Livonia Joint Planning Board as the Lead agency in the application. Motion to declare the Planning Board as the lead agency. M/2/C (J. Brown/D. Andersen) Carried 4-0

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With no further discussion, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 8:25 p.m. Motion to adjourn: M/2/C (J. Brown/D. Andersen) Carried 4-0

Respectfully Submitted,
Julie Holtje, Zoning Compliance Assistant