LIVONIA JOINT ZONING BOARD OF APPEALS
October 5, 2026

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) Richard Schenkel – 5810 Old Orchard Point, Livonia, N.Y.***

(2) Jeff & Kathy Padlick – 5218 East Lake Road, Livonia, N.Y.

(3) Travis & Emily Heider – 3707 Pebble Beach, Livonia, N.Y.

Chairman Mike Sharman brought the meeting to order at 7:00 p.m. and opened with the Pledge of Allegiance.

(1) Richard Schenkel – 5810 Old Orchard Point, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday, October 5, 2026, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of Richard Schenkel for an area variance pursuant to Section 150-17C of the Zoning Code of Livonia. This area variance is requested for a proposed 10' X 18' Lean-to, which will violate the side Setback according to Section 150-31G (2) and expansion of a non-conforming building according to Sections 150-70 & 150-71. This property is located at 5810 Old Orchard Point, 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.

J. Holtje 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:

This application was determined not to require Livingston County Planning Board review per Sections 239-m and 239-n of Article 12 of the General Municipal Law agreement (4).

This application was determined to be a Type II action, and SEQR was not required per (#16) of the New York Codes, Rules, and Regulations 617.5 Type II Actions.

Chairman Mike Sharman asked Mark Schenkel (Applicant for and son of Richard Schenkel) to come forward and opened the Public Hearing.

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

Discussion:

- R. Schenkel explained he has a small garage and would use the lean-to to store his wooden boat under in the winter.
- R. Bergin – how will you back the boat in and do you plan to enclose?
  R.S. – by hand, and the only enclosure may be seasonal on the south side to block wind in the winter. No permanent enclosure.

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*

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. D. Major made a motion to approve the proposed 10' X 18' Lean-to addition to the nonconforming garage with a 3' side setback, as presented. M/2/C (D. Major/R. Bergin) Carried: 5-0.

(2) Jeff & Kathy Padlick – 5218 East Lake Road, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday, October 5, 2026, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of Jeff & Kathy Padlick for a Conditional Use Permit pursuant to Section 150-17 B of the Zoning Code of Livonia. A Conditional Use Permit is requested for an Accessory Dwelling unit in the existing Garage per Section 150-31 D (1). This property is located at 5218 East Lake Road, 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.

J. Holtje polled the Board for site visits:

LIVONIA JOINT ZONING BOARD OF APPEALS
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Chair M. Sharman:	Yes
R. Bergin:	Yes
D. Major:	Yes
J. Prato	Yes
M. Thompson	Yes

Chairman Mike Sharman asked Jeff Padlick to come forward for the proposed Conditional Use Permit for an Accessory Dwelling in the existing detached Garage and opened the Public Hearing.

Chairman Mike Sharman stated for the record:

This application was determined not to require Livingston County Planning Board review per Section 239-m and 239-n of Article 12 of the General Municipal Law agreement (# 10).

Discussion:

- J. Padlick explained that he and his wife plan on renovating their existing home and would use this to live in while renovating. Ultimately, it will be a game room for their grandchildren.
- R. Bergin – noted the 3-car garage and asked if there is space in front of it for parking and if they will you be making any provision for backing out, like mirrors?
  J. Padlick – They have a new retaining wall and pushed it back so they can now fit 4-6 cars there and 3 cars in front of the garage. They will not do mirrors, as they back the cars into the garage.
- M. Thompson – are there bedrooms downstairs?
  J. Padlick - no

With no further comments from the Board and no comments from the Public, Chairman M. Sharman closed the public hearing, and the board reviewed the Short Environmental Assessment Form. No moderate to large impacts were identified.

Motion made by M. Sharman to adopt the answers as official findings to SEQR, determine a negative declaration, and authorize the Chairman to sign SEQR Part 3 Determination of Significance. M/2/C (M. Sharman/R. Bergin) Carried: 5-0.

The Board reviewed the CUP Criteria:

(1) The proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Comprehensive Plan, this chapter and, where applicable, Chapter **125**, Subdivision of Land. *Yes*

(2) The proposed building or hours of operation or use will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety and general welfare. *No*

(3) The proposed building or use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. *Yes*

(4) The proposed building or use will be adequately served by essential public facilities and services. *Yes*

(5) The proposed building or use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use. *Yes*

(6) All steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening. *Yes*

(7) If appropriate, a performance bond or other suitable financial guaranty has been provided to assure compliance with the conditions of the conditional use permit. ***NA***

With no more comments, Chairman Mike Sharman asked the Board for a motion for or against, with or without conditions. J. Prato made a motion to approve the Accessory Dwelling Unit as presented. M/2/C (J. Prato/M. Thompson) Carried: 5-0.

(3) Travis & Emily Heider – 3707 Pebble Beach Road, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday, October 5, 2026, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of Travis & Emily Heider for an area variance pursuant to Section 150-17C of the Zoning Code of Livonia. This area variance is requested for a proposed Addition, which will violate the front Setback requirements according to Section 150-31G (1). This property is located at 3707 Pebble Beach Road, Livonia, New York, and is Zoned Neighborhood Residential (NR) District. 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.

J. Holtje 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:

This application was determined not to require Livingston County Planning Board review per Sections 239-m and 239-n of Article 12 of the General Municipal Law agreement (3).

This application was determined to be a Type II action, and SEQR was not required per (#16) of the New York Codes, Rules, and Regulations 617.5 Type II Actions.

Chairman Mike Sharman asked Travis & Emily Heider to come forward and opened the Public Hearing. The Heider's were accompanied by their architect Doug Templeton and contractor Brad Hall.

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

Discussion:

- T. Heider explained that they are planning a remodel and an addition to make this their primary home. It is a 1932 Tudor and all mechanicals need updating. They will keep the character of the existing home.
- D. Templeton – the existing screened porch will be removed and replaced with the Porte Cochere. The house will extend to the south and be set back from the original house. Open views of the water from the road are maintained.
- Discussion about the extent of additions. They will not be closer to the water. Adding a covered deck to the back of the house. The footprint is the same except for the addition by the porch.
- D. Major asked about the garage across the street
  - ZCA J. Holtje confirmed construction there is code compliant
- J. Prato clarified that the only variance is for the front setback because the existing screened porch was not compliant
  - ZCA J. Holtje - the proposed front setback for the porte cochere is 30.5' and the new addition is 45.8.

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*

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. M. Thompson made a motion to approve the front setback of 30.5' Addition as presented. M/2/C (M. Thompson/J./ Prato) Carried: 5-0.

Chairman Mike Sharman requested a motion to adjourn the Livonia Joint Zoning Board Meeting at 8:10 p.m. M/2/C (M. Thompson/J. Prato). Motion carried: 5-0

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Respectfully submitted,
Julie Holtje, Zoning Compliance Assistant