

LIVONIA JOINT ZONING BOARD OF APPEALS

April 6, 2026

Present: Chairman M. Sharman, R. Bergin, J. Prato, M. Thompson, CEO A. Backus.

Excused: Zoning Compliance Assistant J. Holtje, D. Major, Attorney J. Campbell.

AGENDA: ***(1) Accept and approve the meeting minutes of February 23, 2026.***
 Accept and approve the meeting minutes of March 2, 2026.

(2) David Sprague – 5928 Densmore Road, Livonia, NY

(3) Tim McCarron – 5718 Old Orchard Point, 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 February 23, 2026. Motion was made to approve the minutes. M/2/C (R. Bergin/J. Prato) Carried: 4-0.

Chairman Mike Sharman asked if everyone reviewed the meeting minutes from March 2, 2026. Motion was made to approve the minutes. M/2/C (M. Thompson/R. Bergin) Carried: 4-0.

(2) David Sprague – 5928 Densmore Road, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday, **April 6, 2026**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **David Sprague** for an area variance pursuant to Section 150-17C of the Zoning Code of Livonia. This area variance is requested for a proposed Garage Addition, which will violate the side Setback requirements according to Section 150-31G (2). This property is located at **5928 Densmore 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.

Chairman M. Sharman polled the Board for site visits:

| | |
|-------------------|---------|
| Chair M. Sharman: | Yes |
| R. Bergin: | Yes |
| D. Major: | Excused |
| 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).

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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 David Sprague to come forward and opened the Public Hearing.

Discussion:

- Proposed Addition results in **14 ft side setback (15 ft required)**
- Request for **1 ft of relief**
- Neighbor correspondence submitted with no objection
- Area of relief located along the former right-of-way

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? 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 discussion, 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 10' X 22' Garage Addition, 1' off the side Setback (southwest corner), approving a 14' Side Setback. Motion to approve. M/2/C (R. Bergin/M. Thompson) Carried: 4-0.

(3) Tim McCarron – 5718 Old Orchard Point, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday, **April 6, 2026**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **Tim McCarron** for an area variance pursuant to Section 150-17C of the Zoning Code of Livonia. This area variance is requested for a proposed Garage Addition, which will violate the front setback requirements per Sections 150-31G (1) and 150-71. The proposed structure also violates the maximum Lot coverage requirement of 25%, according to Section 150-31F. This property is located at **5718 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.

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Chairman M. Sharman polled the Board for site visits:

| | |
|-------------------|---------|
| Chair M. Sharman: | Yes |
| R. Bergin: | Yes |
| D. Major: | Excused |
| 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, #5 & #16).

This application was determined to be a Type II action, and SEQOR was not required per (#12) of the New York Codes, Rules, and Regulations 617.5 Type II Actions.

Chairman Mike Sharman asked Tim McCarron to come forward and opened the Public Hearing.

Discussion:

- Proposed **24' x 24' Garage Addition** to existing structure
- Lot coverage proposed at **27.86% (25% allowed)**
- Front setback relief requested adjacent to municipal (water/sewer) property
- Neighbor concern reviewed and resolved; no objection

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
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 24' X 24' Garage Addition as submitted (9' front Setback & 27.86% Lot Coverage) with no conditions. Motion to approve. M/2/C (J. Prato/R. Bergin) Carried: 4-0.

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With no further discussion, Chairman Mike Sharman requested a motion to adjourn the Livonia Joint Zoning Board Meeting at 7:25 p.m. M/2/C (R. Bergin/M. Thompson). Motion carried: 4-0

Respectfully submitted,
Adam Backus, Director of Building & Zoning