

LIVONIA JOINT ZONING BOARD OF APPEALS
December 1st, 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 November 17th, 2025.*

(2) Ismael Campos – 5654 Pebble Beach 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 had reviewed the meeting minutes from November 17th, 2025. The Board agreed they had, and a motion was made to approve the minutes. M/2/C (D. Major/J. Prato) Carried: 5-0.

(2) Ismael Campos – 5654 Pebble Beach Road, Livonia, New York

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday, **December 1, 2025**, at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York, to consider the application of **Ismael Campos** 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 side and rear setback requirements according to Sections 150-31G (2 & 3). This property is located at **5654 Pebble Beach 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.

ZCA J. Holtje explained that the legal advertisement includes a side setback that the applicant is not currently requesting. The application is for a 27' rear setback, where 30' is required.

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:

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 (# 3).

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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 the Campos's to come forward and opened the Public Hearing.

Discussion:

- Mrs. Campos explained that they currently live in the house 6 months out of the year. The 840-square-foot addition will allow them to age in place and live there year-round.
- The red flags on site identify the irrigation system so that it may be protected during construction.
- The existing house is one story, and the addition will be the same. The basement area will be utilized for a pool.
- Michael Pachutta of 5647 Pebble Beach stated his support and that he is happy that they will be year-round neighbors.
- Adam Frank, the Campos's contractor, introduced himself.

With no more discussion, Chairman M. Sharman closed the Public Hearing.

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 27' rear setback on the proposed Addition as submitted. Motion to approve. M/2/C (R. Bergin/M. Thompson) Carried: 5-0.

With no further discussion, Chairman Mike Sharman requested a motion to adjourn the Livonia Joint Zoning Board Meeting at 7:13 p.m. M/2/C (J. Prato/D. Major). Motion carried: 5-0

Respectfully submitted,
Julie Holtje, Zoning Compliance Assistant