

LIVONIA JOINT PLANNING BOARD

February 24, 2025

Present: Chairman R. Bennett, A. Baranes, J. Brown, R. Haak, CEO Adam Backus, Zoning Compliance Assistant J. Holtje.

Excused: D. Andersen, J. Palmer, K. Strauss, Attorney J. Campbell

Agenda:

1. *Accept and approve the meeting minutes – February 10th, 2025.*
2. *Bruce Beardsley – Price Road, Livonia, New York
Tax # 83.-1-10.219
3 Lot Subdivision.*

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

1) Approve Meeting Minutes from February 10th, 2025. Chairman Rick Bennett asked for a motion to approve. M/2/C (J. Brown/A. Baranes) Carried 4-0.

2) *Bruce Beardsley – Price Road, Livonia, New York*

Chairman Rick Bennett asked Jared Ransom, Land Surveyor representing Bruce Beardsley, to come forward for the proposed 3-Lot Subdivision.

J. Ranson: Property owner Bruce Beardsley is looking to cut out 2 new lots and leave the remainder with a 60' wide access strip (Lot 3). Lots 1 & 2 are substandard for width. 240.61' is proposed instead of 250' so we will be asking the Zoning Board for a variance.

Chairman R. Bennett: Not in favor as there are ways to work with zoning. Alternative layouts could make compliant lots. The 60' proposed strip could become a right of way/private road to access all 3 lots, or one lot could be eliminated. The Board does not favor creating nonconforming lots. 10' is not a big issue, but the creation of a nonconforming lot is somewhat troublesome. We have zoning laws for this reason. The hardship on this property has been self-created.

Discussion:

- Shared driveways & access points on Price Road. Safety concerning the proximity of the hill to the east.
- Many properties on the north side of the road have smaller widths.
- The lots are larger than 3 acres and nonconforming by less than 10' in width.
- Future of lot 3- driveway, road, or agricultural. Bruce has no plans to build a road and will leave that to the purchaser.
- J. Brown: sees the obligation to not create a nonconforming lot, but there is no good solution. The existing driveways in this area are a mess.
- Private roads are not normally encouraged by the Town (stated in the Town's Design Criteria).
- The hardship on this property has been self-created by the many earlier subdivisions.

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-J. Ransom: 20 years ago this could have been designed to avoid this, that was a failure of long term planning. Clarified that any variance does not set a precedent.

- J. Ransom: if the ZBA turns it down, then we will explore other options.

Chairman Rick Bennett stated: We will forward this to the ZBA, but do not support a variance without considering alternative designs.

With no further discussion and nothing further on the agenda, Chairman Rick Bennett asked for a Motion to adjourn the meeting at 7:30 p.m. Motion to adjourn: M/2/C (J. Brown/R. Haak)
Carried 4-0

Respectfully Submitted,
Julie Holtje, Zoning Compliance Assistant