

**Joint Town/Village of Lima
Planning Board Meeting Minutes
August 7, 2013**

Present: George Gotcsik, Chairman; Colleen Allen, Doug Best, George Harvey, Amy Klausner, Paul Osborne; Deb Shaughnessy, Secretary

Guests: Claire Milburn, Mary McCabe, Ken Bidell, Julie Holtje, John Moran, Roger Brown, Bruce Mayer; Pete Yendell, Town Supervisor; Cathy Gardner, Town Liaison; Charlie Johnson, CEO; Steve Kruk, Town Attorney

Excused: Brandon Armes, Rose Reynolds; John Correll, Village Liaison

The Meeting of the Joint Town/Village Planning Board (The Board) was called to order at 7:00 p.m. on Wednesday, August 7, 2013.

Old Business:

- A. The minutes of the July 10 Planning Board meeting were reviewed. **A motion was made and passed to approve the amended minutes.**
- B. July CEO Reports were reviewed. **A Motion was made to approve the July CEO Reports. Motion carried.**

New Items

Jeffrey Clark – 7401 Ziegler Drive Subdivision

The applicant was not present for this meeting. The property is a land locked parcel. The Board reviewed a request to subdivide part of the parcel for sale.

A Motion was made to table this matter to the next Planning Board meeting; this will give the Code Enforcement Officer an opportunity to propose this plan to Mr. Goodyear. Yes Vote: 3, No Vote: 3.

This matter will automatically be tabled until the next Planning Board meeting due to a deadlock vote.

Mary McCabe/Ken Bidell – 2085 & 2089 Lake Avenue – Use Variance

The applicants plan to operate a veterinary clinic. The offer on property is subject to a variance approval to operate a kennel on the property. The Village law does not allow kennels in the village limits. Chairman Gotcsik believes this should be referred to the Zoning Board of Appeals

(ZBA). They are currently applying for a Use Variance from the ZBA. The applicants can plead a case for a Use Variance with the owners' authority, which they do have. If a Use Variance is granted the applicants will need to come back before the Planning Board to discuss aesthetics in a Site Plan Review. Chairman Gotcsik suggested the applicants prepare to discuss the following items at a future Planning Board meeting:

- Location of parking
- Landscaping plan (primarily frontage)
- Location of dumpster
- Signage
- Lighting (dark sky compliant)
- Access entrance location

A Motion was moved, seconded and approved to send a positive referral to the ZBA.

Open Items

A. Rochester Regional Community Design Center(RRCDC) - Update

The RRCDC reviewed the final 15A Corridor Community Vision Plan with the Board. **A Motion was made, seconded and approved to receive the report for the Town of Lima 15A Corridor Vision Plan from the Rochester Regional Design Centre.** This matter will be reviewed at the next Planning Board meeting. It is hoped that following presentation to the Town Board, the Planning Board will be able to use this plan when working with future development.

B. Claire Milburn Comments

Mr. Milburn reported that he was contacted by the Code Enforcement Officer regarding a complaint that soil was being removed from the Bristol, Inc. site. He stated that soil being removed was sub soil, not top soil. When the CEO was contacted, a Stop Work Order was initiated, but after subsequent conversation with the Planning Board Chairman, the stop work order was lifted. Mr. Milburn asked the Planning Board to consider making a recommendation to the Town Board to change this Town law. Mr. Gotcsik stated that there currently is a subcommittee evaluating the topsoil regulation but they are not yet prepared to make a recommendation to the Town Board. It is hoped that the committee's work would be done this year. A recommendation to amend the top soil retention law might be appropriate.

C. 7027 West Main Road – Subdivision

This matter is tabled until the applicant contacts the Board for a variance request.

D. Topsoil Regulations Task Force

Mr. Gotcsik has been unsuccessful in connecting with the area Towns at the time of this meeting, but will continue to reach out to them.

E. Training Opportunities

Nothing new.

A motion to adjourn the meeting was made and seconded. Motion carried and The Joint Town & Village Planning Board meeting was adjourned at 8:30 p.m.