

Joint Town/Village of Lima Planning Board Meeting

March 31, 2021

MEMBERS PRESENT:

George Gotcsik, Chairman; Ericka Elliott, Jacob Button, Wayne Childs, Paul Osbourne, Doug Best. Andy Britton – via phone.

MEMBERS ABSENT:

GUESTS:

Michael Falk, Lima Supervisor; John Sokolofsky, Town Highway Superintendent; Matthew Lenehan, Village Attorney; Charlie Floesser, Code Enforcement; John Skiptunas, Mayor Elect; Louis Muraco, Empire Management Company; David Muraco, Empire Management Company; Matthew Napieral, P.E, Napierala Consulting; Nicole Blodgett, Bob Blain, John Wadach, Jim Murphy, Shirley Murphy, Amy Smith, Brian Smith, Barbara Kolstee, Michael Kobrte, Scott Elliott, Ann Herrekie, Ron Gruschoa, Carolyn Gruschoa, Marcye Bears, Jim Stakos, Ann Sissop.

OLD BUSINESS:

Paul Osbourne made a motion, seconded by Ericka Elliott to approve the February 17 2021 meeting minutes. The motion unanimously passed.

NEW BUSINESS:

Family Dollar Discussion

- Environmental reviews can now be submitted
- Empire Management Company needs to file for building permits

David Muraco, explained all the work they have already put into this project design:

Parking Lot

Designed a site plan, with islands and trees (as requested). Committed to improving the parking lot, Striping and handicap spaces all to Code. 9' x 18' parking spaces while allowing cross parking and easement for each of the businesses located in and around the site.

Ownership of the parking lot is all over the place (multiple owners) – Empire Management Company can only control the parking lot that we own. We plan on talking to all the neighbors and getting them on board with the parking lot improvements.

Discussion about a village owned property that could be used for additional parking was discussed, but Empire Management Company is not interested in this at this time. Mayor elect Skiptunas agreed to meet with Empire Management Company at a later date to discuss the options for this parcel of land.

Existing Building

- Agreed to remove the old buildings attached to the back
- Proposed to put a new façade, and fix all the siding. We have made adjustments at the advisement of the board, taking into account the Historical Committee.
- The Post Office will get a new roof, and we will replace the ceiling tiles at our cost.
- We have added goose-necks lighting and improved the signage. Signage for Family Dollar is done by someone out of state, but will be sure to meet code.
- Brick façade can be stripped and saved, if not colored to give it a quality look, more natural materials, not MDF like above. We will use a licensed contractor for this work.

- A full set of interior drawings will be provided once we have purchased the property.

With all of these changes and suggestions we have been asked to do, we have made six different proposals, but municipal permits are due today for Empire Management Company to ensure this project moves forward. We need to have a direction so that phone calls can be made after this meeting tonight.

George: Signage needs to identify the plaza, not the individual tenants. We need to follow the law.

David Muraco:

- Signage and pylon permit application will come from the tenant..

Parking Lot Requirement:

George:

- Do you have enough parking in regards to the business?

David Muraco:

- There are currently 57 parking spaces, and there have been no parking issues in the past when all of these businesses were open in the past. I can commit to paving and adding the landscape features per our submittal, but cannot commit to paving the parking lot for others.
- We as business owners will get together and maintain this parking lot, from plowing to egress.
- Nicole Blodgett agreed to work with Empire Management Company on making the parking lot the best for all businesses and visiting customers.

Discussion was had, with multiple members of the audience and business owners in the area that parking has never been an issue in the past, even during busy times. With Employee parking and other factors the parking lot was just shy of meeting code. Possible solutions to this problem were discussed but nothing was required of Empire Management Company to change their parking lot.

Planning Board Vote on the Parking Issue:

Jacob Button made a motion, seconded by Ericka Elliott to wave the motion to the extent that there is a conflict with the law. The motion unanimously passed.

Conditional Approval of the Empire Management Company proposal:

The Historic Preservation Committee only makes their final report upon the final improved submission. They have 30 days to make their final comments.

David Muraco reiterated that this is their final submission in front of us today, and this proposal has been made with pleasing the Historical Preservation Committee in mind.

Paul Osborn made a motion to approve the project as presented with the condition that the Historical Preservation Committee has 30 days to make final comments before permits can be issued. Seconded by Ericka Elliott.

The motion passed with five yes, and one abstain.

Respectfully submitted,
Jason Stryker
Planning Board Secretary