

A regular meeting of the Town/Village of Lima Planning Board was held on Wednesday, February 15, 2023, at 7:00 PM at the Lima Town Hall 7329 E Main Street, New York 14485

PRESENT: Chairman Wayne Childs, Paul Osborne, Jake Button, and Larry Kramer

PRESENT BY PHONE: Member George Gotscik

ABSENT: Vice Chairman Andrew Britton, Members George Gotscik and Attorney Ericka Elliott

OTHERS: Town Board Liaison Honorable Mark Petroski and Secretary Sharon M. Knight, MMC/RMC

VISITOR: None

Chairman Childs called the meeting to order at 7:00 P.M. and led everyone in the Pledge of Allegiance.

### **DISCUSSION – WELCOME NEWLY APPOINTED BOARD MEMBER**

Chairman Childs welcomed and introduced our newly appointed member Larry Kramer stating that it's nice to have a representative from South Lima.

Member Kramer shared his interest in reading, learning and interpreting documents. He has no set reason except to be involved and give back to his community that he has lived in for thirty-nine years.

### **DISCUSSION – APPROVAL OF MINUTES**

Minutes of August 17, 2022 will be considered when attendance increases.

### **DISCUSSION – FUTURE ZONING IMPLICATIONS OF GOVERNOR HOCHUL'S 2023 STATE OF THE STATE ADDRESS**

Chairman Childs opened discussion with the following:

- Conversations are needed to prepare the Board for future items.
- He shared fascinating reading resources for Planning.
- Offered to stay and talk about available materials.
- The review of the New York State Association of Counties "2023 State of the State Address Summary" including the section on Housing as follows:

Housing

Set Goals for New Construction Across the State

With a goal of building 800,000 new homes, Governor Hochul is proposing to set targets for new home creation on a three-year cycle that will apply to all municipalities (villages, towns, and cities).

Municipalities located within the MTA region will have a 3% new housing growth target. Upstate municipalities will have a 1% new home target.

Communities that fail to meet these goals will be required to fast-track approvals for mixed-income, multifamily projects. A new appeals process will be established to provide approvals where localities do not.

Localities can choose to take zoning actions that substantially increase capacity for new housing and mixed-use developments, which will exempt them from the fast-track approval mechanisms for the subsequent three-year cycle even if they do not meet the new homes target.

#### Support Planning and Infrastructure Needs

To support local governments in achieving the State's housing goals, Governor Hochul will create a \$250 million fund to aid critical infrastructure projects triggered by plans for increased housing, such as sewer and water infrastructure and structured parking facilities that allow existing lots to be repurposed. An additional \$20 million fund will be established to support local governments as they pursue rezoning, collect critical housing data, and engage in other important planning activities tied to achieving the new home targets.

#### Establish A Statewide Database

The State will create a New York-wide database of housing permit data, zoning maps, and zoning requirements for all localities. The State will work with county or regional entities to provide support for localities collecting the initial data and setting up systems to submit the information on an ongoing basis.

#### Reclaim Vacant and Abandoned Homes

Governor Hochul will propose legislation to update the law that enables localities to put certain abandoned properties to good use. Her proposal will make it easier for cities and towns to take ownership of dangerous multifamily properties, including for the purpose of rebuilding safe and habitable homes.

#### Offer Incentives to Build and Rehabilitate Housing

To support the development of mixed-income housing outside of New York City, Governor Hochul will direct Homes and Community Renewal (HCR) to make \$5 million in State Low Income Housing Tax Credits (SLIHC) available to mixed-income projects. The Governor will also propose a new property tax exemption in New York City to incentivize the inclusion of affordable housing in commercial buildings that are converted to residential use.

To support homeowners who build out Accessory Dwelling Units (ADUs), Governor Hochul will propose to expand an existing property tax exemption that localities can opt into to explicitly cover these units, increasing the size of the exemption to better support the creation of ADUs and extending the time frame to incentivize their development. She will also propose a new property tax exemption that localities can opt into to encourage mixed income housing development near train stations.

Governor Hochul will make the necessary changes to ensure that localities where new housing developments utilize Payment in Lieu of Taxes (PILOT) agreements are not penalized in tax cap calculations. The status quo accounting methodology can discourage the use of PILOT agreements by putting more downward pressure on a locality's overall tax levy.

Finally, Governor Hochul will work with the Legislature to fashion and enact a replacement for the 421a property tax exemption program that expired last year.

Create Greater Opportunities to Convert Office Spaces into Residential Housing Governor Hochul will propose legislation to expand the universe of commercial buildings eligible for conversion to residential use and provide necessary regulatory relief for such conversions.

- Further discussion included dollars are being offered by the State. Federal dollars maybe allowed to be spent but will require a more carefully review of the Governor's proposals.
- Path Stone failed to renew their options. The property will be purchased by a private individual, and it's not expected to be available for additional housing.
- Concepts of zoning, extension of utilities and other things to be more efficient.

### **DISCUSSION – PRE-APPLICATION AND POSSIBLE PLAN REVIEW UPCOMING FOR BEARS PLAYGROUND**

A pre-application meeting was held with Chairman Childs, Code Enforcement Officer Floeser and property owner of the Bears Playground for discussions on possible expansion. The property is zoned industrial and is limited with required setbacks on both the front and back. The pre-application process is working well. Brushing up on the code setbacks is required.

### **DISCUSSION – PROPOSED VILLAGE SIGN LAW**

Board discussion include but was not limited to the following:

- This Board provided recommendations to the Village Board.
- A review of the Liv. Cty. Planning Board preliminary agenda
- A review of the Liv. Cty. Planning Staff Report.
- A review of the Livingston County Board was completed, and the proposed local law was recommend for "Approval" with advisory comment.
- A public hearing was held by the Village Board.
- A review section by section review is needed including how to measure a sign.

### **DISCUSSION – COMPLAINT PROCESS**

Review of complaints are not a role of the Planning Board. Code Enforcement Officer has a form on file for citizens to complete regarding potential code violations.

### **DISCUSSION – FUTURE COMPREHENSIVE PLAN REVIEW**

- The last update was completed in 2008
- Great new businesses in the Village
- Consider Community Vision Plan –
- Corridors plans 15A and/or 5/20
- Identify plans for development
- Businesses need Residents and Residents need Businesses
- Census shows a reduction in population
- Need for a community survey.
- Census shows reduction is population.
- What kind of smart data do we need to make decisions.

- Would like to establish a timeline for a framework.
- General speaking - farm properties have plans.
- Supervisor Falk is attending meetings this month to research available funds for these projects.

**DISCUSSION – OPEN ITEMS**

A new business in the Village received funding from Livingston County Economic Development that included to hire a professional designer. The recommended Designer was hired and a sign was purchased only to find it did not meet Village Code due to dimensions. Approval was given to hang sign.

The meeting adjourned by motion of Member Osborne and seconded by Member Kramer at 8:25 P.M.

Respectfully submitted by:

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Sharon M. Knight, MMC/RMC, Secretary