

A regular meeting of the Town/Village of Lima Planning Board was held on Wednesday, July 19, 2023, at 7:00 PM at the Lima Town Hall 7329 E Main Street, New York 14485

PRESENT: Chairman Wayne Childs, Vice Chairman Andrew Britton, Members: Paul Osborne, Jacob Button, and Larry Kramer

ABSENT: Member George Gotcsik and Attorney Ericka Elliott

OTHERS: Code Enforcement Officer Floeser and Secretary Sharon M. Knight, MMC/RMC

VISITORS: Town Board Member Representative Mark Petroski and Developer Mr. Stoner

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

RESOLUTION #12 APPROVAL OF MINTUES DATED JUNE 21, 2023

On motion of Member Kramer, second by Member Osborne the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 Members Elliott and Gotcsik

RESOLVE to approve the minutes of June 21, 2023 with the amendment of the spelling of “Gotcsik”.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Absent, Larry Kramer, Aye, Paul Osborne- Aye, Jake Button – Aye, Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

**DISCUSSION – PRE-SITE PLAN REVIEW HONEOYE FALLS STORAGE, LLC,
RYAN STONER 1182 ROCHESTER ROAD, 27.-3-9.14**

Mr. Stoner addressed the Board regarding his site plan application to increase his storage facility with eight additional buildings, 5,000 square feet each to be rented and used as flex space or shop space.

Chairman Childs stated this is an allowable use in our Code and thanked Mr. Stoner for submitting his application for tonight’s discussion. A County referral is needed, and their next meeting requires an application submission deadline of the 1st of August. The next meeting of the Town/Village Planning Board would be to consider approval of final application.

Items discussed include but are not limited to the following:

An agricultural statement is needed.

The EAF Mapper would like to be used and is a good check for archival review (large footprints). Perform a top review and go to the field to review a small area. There were no specific sites identified on the Phase 1 Environmental.

A review of the site plan check list was completed and items were identified that require additional information to include all acreage to map, gravel being used around buildings, complete landscaping plan, elevations, pictures of current buildings, mention of current policies, a common bathroom is being considered as Town water is currently used, a traffic study is not needed, there is adequate space for emergency vehicles, no additional signage is planned, a lighting plan is needed that follows code requirements, HPC is not applicable in this case, gas heat is provided and paid for by the renters, and buildings are insulated.

Mr. Stoner was thanked for bringing a prepared plan application to review.

DISCUSSION PRE-SITE PLAN REVIEW DOLLAR GENERAL “LIMA SQUARE” 37.0-2-66.1-1 REPLACE EXISTING SIGN WITH PYLON SIGN

Chairman Childs provided an overview of the procedures followed regarding the newly adopted Village sign law that included the review and recommendation of this Planning Board.

The application submitted for “Lima Square” does not currently meet the sign code. Photographs were shared of Family Dollar and/or Dollar General signs throughout Livingston County and surrounding Counties.

A review of the Lima Historic Preservation Commission report was discussed.

Recommendations to use Sandy Hook Gray, meet the 30 square feet per side, soft lighting per code, and landscape per code.

Member Gotcsik was not in attendance; however, Chairman Childs shared Member Gotcsik’s comments.

RESOLUTION APPROVAL WITH CONDITIONS DOLLAR GENERAL “LIMA SQUARE” 37.0-2-66.1-1 REPLACE EXISTING SIGN WITH PYLON SIGN

On motion of Member Britton, second by Member Kramer the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 Members Elliott and Gotcsik

RESOLVE to approve the application with the following conditions:

Housing and posts to match existing building currently “Sandy hook gray”.

Meet 30 sq feet per side.

Recommendation for a larger plant bed to fit the scale of the sign.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Absent, Larry Kramer, Aye, Paul Osborne- Aye, Jake Button - Aye Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

DISCUSSION COPIES OF SUPPORTING DOCUMENTS

The Town of Lima is seeking to limit the number of printed documents therefore, supporting documents will not be printed for each Board member.

DISCUSSION – UPDATE ON APPROVED BUILDING PERMIT APPLICATION FOR TONY TONDRYK, 1886 DALTON ROAD, TAX MAP 36.-2-11.33

Code Enforcement Officer Floeser provided an update stating all but one condition (Army Cor of Engineers regarding Federal Wetlands) have been met.

The meeting adjourned by motion of Member Button and seconded by Member Britton at 8:40 P.M.

Respectfully submitted by:

Sharon M. Knight, MMC/RMC, Secretary

DISCUSSION OPEN PUBLIC HEARING TONY TONDRYK, 1886 DALTON ROAD, TAX MAP # 36.-2-11.33 SITE PLAN REVIEW

Chairman Childs opened the public hearing for the site plan review for 1886 Dalton Road noting the procedural requirements have been met for notification, submission to the County Planning Board and receipt of their comments. County Planning Board deferred to local decision but provided a report to the Lima Board containing recommendations on consideration of the plan as submitted.

All advisory comments were reviewed by the Board and those in attendance. Chairman Childs lead the Board in completing the site plan check list. After a lengthy discussion and all public comments being heard the following actions were taken by the Board.

RESOLUTION #5 CLOSE THE PUBLIC HEARING TONY TONDRYK, 1886 DALTON ROAD, TAX MAP # 36.-2-11.33 SITE PLAN REVIEW

On motion of Member Britton, second by Member Gotcsik the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 (Members Elliott and Osborne)

Resolve to close the public hearing.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Aye, Larry Kramer, Aye, Paul Osborne- Absent, Jake Button- Aye, Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

RESOLUTION #6 SEQR – TYPE II ACTION TONY TONDRYK, 1886 DALTON ROAD, TAX MAP # 36.-2-11.33 SITE PLAN REVIEW

On motion of Member Button, second by Member Kramer the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 Members Elliott and Osborne

RESOLVE the SEQR Part II – Impact Assessment was asked and answered, and it was determined, based on the information and analysis, and supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Aye, Larry Kramer, Aye, Paul Osborne- Absent, Jake Button - Aye Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

RESOLUTION #7 APPROVAL OF SITE PLAN TONY TONDRYK, 1886 DALTON ROAD, TAX MAP # 36.-2-11.33 FOR A STORAGE BARN/WORKSHOP ADDITION

On motion of Member Button, second by Member Kramer the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 Members Elliott and Osborne

RESOLVE to approve the site plan application for a storage barn/workshop addition with the following conditions to be monitored by the Code Enforcement Officer:

1. SEQR Part 1 – Project information was conducted - question #11 is a “no” the applicant needs to sign and date the updated form.
2. Storm water drainage plan if required by the Code Enforcement Officer
3. Three Sugar Maple trees and a berm less than two feet.
4. Reference for Chapter 250 Lighting of the Town of Lima Code.
5. Final dimensions and location of parking lot.
6. Pending consultation of the NYS DEC to verify that the Environmental Resource Mapper shows there may be a need for a work to be completed outside of a buffer.
7. Archaeological map known as the Circles and Squares map will be referenced to verify the answer on the SEQR form.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Aye, Larry Kramer, Aye, Paul Osborne- Absent, Jake Button - Aye Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

DISCUSSION OPEN PUBLIC HEARING JAMES SHELLY, 7281 WEST MAIN STREET, TAX MAP #37-10-2-65.1 SITE PLAN REVIEW

Chairman Childs opened the public hearing for the site plan review for 7281 West Main Street, noting the procedural requirements have been met for notification, submission to the Lima Historic Preservation Commission and the County Planning Board and their comments were received.

All advisory comments were reviewed by the Board and those in attendance. Chairman Childs lead the Board in completing the site plan check list. After a lengthy discussion and all public comments being heard the following actions were taken by the Board.

RESOLUTION #8 CLOSE THE PUBLIC HEARING JAMES SHELLY, 7281 WEST MAIN STREET, TAX MAP #37-10-2-65.1 SITE PLAN REVIEW

On motion of Member Button, second by Member Britton, the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 (Members Elliott and Osborne)

Resolve to close the public hearing.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Aye, Larry Kramer, Aye, Paul Osborne- Absent, Jake Button- Aye, Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

RESOLUTION #9 SEQR – JAMES SHELLY, 7281 WEST MAIN STREET, TAX MAP #37-10-2-65.1 SITE PLAN REVIEW

On motion of Member Button, second by Member Britton the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 Members Elliott and Osborne

RESOLVE the SEQR Part II – Impact Assessment was asked and answered, and it was determined, based on the information and analysis, and supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Aye, Larry Kramer, Aye, Paul Osborne- Absent, Jake Button - Aye Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

RESOLUTION #10 APPROVAL OF SITE PLAN JAMES SHELLY, 7281 WEST MAIN STREET, TAX MAP #37-10-2-65.1

On motion of Member Button, second by Member Britton the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 Members Elliott and Osborne

RESOLVE to approve the site plan application for shade structure over existing blacktop, solid roof on 4 x 4 pressure treated posts.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Aye, Larry Kramer, Aye, Paul Osborne- Absent, Jake Button - Aye Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

DISCUSSION – ANNUAL REQUIREMENT FOR TRAINING HOURS OF MEMBERS

There was a discussion on opportunities for completing the required training hours. The Town Board has the duty to approved types of training and Member Gotcsik suggested requesting Town Board approval for two new sources of training. Secretary Knight will forward a request to Town Board after receiving specifications from Member Gotcsik.

RESOLUTION #11 APPROVAL OF MINTUES DATED MAY 17, 2023

On motion of Member Gotcsik, second by Member Button the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 2 Members Elliott and Osborne

RESOLVE to approve the minutes of May 17, 2023 with the amendment of the spelling of “Gotcsik”.

Vote of the Board: Ericka Elliott - Absent, George Gotcsik – Aye, Larry Kramer, Aye, Paul Osborne- Absent, Jake Button - Aye Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

The meeting adjourned by motion of Member Button and seconded by Member Britton at 9:40 P.M.

Respectfully submitted by:

Sharon M. Knight, MMC/RMC, Secretary