

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

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

ABSENT: Vice Chairman Andrew Britton, Member George Gotcsik and Attorney Ericka Elliott

OTHERS: Secretary Sharon M. Knight, MMC/RMC

VISITORS: Town Board Member Representative Mark Petroski, Margaret Holyst, 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 MINUTES DATED JULY 21, 2023

On motion of Member Kramer, second by Member Button the following resolution was ADOPTED AYES 4 NAYS 0 ABSENT 3 Vice Chairman Britton, Members Elliott and Gotcsik

RESOLVE to approve the minutes of July 21, 2023 as presented by email.

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

RESOLUTION #13 OPEN PUBLIC HEARING – SITE PLAN REVIEW HONEOYE FALLS STORAGE, LLC, RYAN STONER 1182 ROCHESTER ROAD, 27.-3-9.14

On motion of Member Button, second by Member Kramer the following resolution was ADOPTED AYES 4 NAYS 0 ABSENT 3 Vice Chairman Britton, Members Elliott and Gotcsik

RESOLVE to open the public hearing for site plan review for 1182 Rochester Road, tax map #27.-3-9.14 @ 7:04 P.M.

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

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

Mr. Stoner addressed the Board regarding his final 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.

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

Chairman Childs stated this is an allowable use in our Code and thanked Mr. Stoner for submitting his application for tonight's discussion.

Items discussed include but are not limited to the following:

A County referral was made, and a response was received - there is no County impact.

There was an exhaustive report that there is no risk for archeological as there is no impact.

Landscaping and an elevation plan were reviewed with maple trees encouraged and would continue with the current landscaping.

The layout stays the same as the current use. Items will be loaded and unloaded.

The proposed addition complements what is already there with existing road, septic system and stormwater.

Building materials – stone ledge with corrugated/metal and a seamed-metal roof.

Lighting – motion down shielded lighting on building to be developed. The lighting section of our code was shared and the Code Enforcement Officer will make sure its followed.

There are two parcels owned by the developer and they will not be combined.

A maintenance agreement/easement will need to be prepared if there is not already.

Signage in the future would require an application for a variance in the future.

This is an unlisted action

Shared driveway and signs.

SEQR Part 1 was completed at the last meeting and the mapper tool was used.

SEQR – Short Form Part 2 and 3 were conducted with

Part 3 n/a checked second box.

Natural gas will be used.

RESOLUTION #14 LEAD AGENT – SITE PLAN REVIEW HONEOYE FALLS STORAGE, LLC, RYAN STONER 1182 ROCHESTER ROAD, 27.-3-9.14

On motion of Member Button, second by Member Osborne the following resolution was ADOPTED AYES 4 NAYS 0 ABSENT 3 Vice Chairman Britton, Members Elliott and Gotcsik

RESOLVE the Planning Board is the lead agent for this application.

RESOLUTION #14 LEAD AGENT – SITE PLAN REVIEW HONEOYE FALLS STORAGE, LLC, RYAN STONER 1182 ROCHESTER ROAD, 27.-3-9.14-continued

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

DISCUSSION – PUBLIC COMMENTS

Chairman Childs asked for any public comments and visitor and neighbor of developer's property Margaret Holyst stated she is attending the meeting for informational purposes and is in support of the application.

RESOLUTION #15 APPROVAL OF SITE PLAN FOR HONEOYE FALLS STORAGE, LLC, RYAN STONER 1182 ROCHESTER ROAD, 27.-3-9.14

On motion of Member Kramer, second by Member Osborne the following resolution was ADOPTED AYES 4 NAYS 0 ABSENT 3 Vice Chairman Britton, Members Elliott and Gotcsik

RESOLVE to approve the application for Honeoye Falls Storage LLC, Ryan Stoner 1182 Rochester Road, tax map #27.-3-9.14 with the following two conditions.

A fire plan takes place with the Fire Department, Andy Luft.
Confirm or create a driveway agreement.

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

RESOLUTION #16 CLOSE PUBLIC HEARING OF SITE PLAN FOR HONEOYE FALLS STORAGE, LLC, RYAN STONER 1182 ROCHESTER ROAD, 27.-3-9.14

On motion of Member Kramer, second by Member Osborne the following resolution was ADOPTED AYES 4 NAYS 0 ABSENT 3 Vice Chairman Britton, Members Elliott and Gotcsik

RESOLVE to close the public hearing for Honeoye Falls Storage LLC, Ryan Stoner 1182 Rochester Road, tax map #27.-3-9.14 at 7:50 P.M.

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

**DISCUSSION – PAPER/ELECTRONIC MAP - HONEOYE FALLS STORAGE, LLC,
RYAN STONER 1182 ROCHESTER ROAD, 27.-3-9.14**

Developer Ryan Stoner will provide a paper map for tonight's meeting and will be sending the electronic map. He also thanked the Board stating that he also takes pride in his community.

Chairman Childs completed the notification of final action to be sent to the County Planning Department.

DISCUSSION – OPEN ITEMS

Town Board Liaison Petroski updated the Board on commercial scale solar and request from Honeoye Falls/Lima School District request for financial support of a School Resource Officer.

The meeting adjourned by motion of Member Button and seconded by Member Osborn at 8:03 P.M.

Respectfully submitted by:

Sharon M. Knight, MMC/RMC, Secretary