

Joint Town/Village of Lima Planning Board Meeting

June 20th, 2018

MEMBERS PRESENT:

George Gotcsik, Chairman; George Harvey, Vice Chairman; Paul Osborne, Colleen Allen, Andy Britton, Ericka Elliott

MEMBERS ABSENT:

Doug Best

GUESTS:

Cathy Gardner, Town Board Liaison; Jim Campbell, Town Attorney; Marcye Bears, Connie Groom, Trey Socash

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order and opened with the pledge of allegiance at 7:00 p.m. on Wednesday, June 20th, 2018.

OLD BUSINESS:

Mrs. Allen made a motion to accept the May 2018 meeting minutes and Mr. Harvey seconded the motion. The motion unanimously passed.

NEW BUSINESS:

Bears Playground

Marcy Bears, as prospective purchaser and on behalf of property owner Edmund A. Garbacik, Sr., concerning property located at 7573 East Main Street in the Town of Lima is requesting a site plan review of change of use of a pre-existing property.

Mr. Campbell wanted to state for the record that Kruk and Campbell Law Firm has represented Marcye Bears and Bears Playground in the past and that his partner, Steve Kruk is representing Ms. Bears on the purchase of the subject property. Mr. Campbell asked if there were any questions or concerns and none were voiced.

Discussion was held regarding the preliminary/concept site plan. Ms. Bears noted that the building will be demolished and that no building would replace it. The site would be used for display purposes only. Mr. Britton suggested grassing in the front of the area. Ms. Bears stated she was hesitant to use a fence as a barrier but is looking into other more natural barriers like boulders. She believes a natural barrier better represents her business. She stated that a barrier like boulders would deter children from going near the road, would be aesthetically pleasing and deter cars from parking near the displays. It was also noted that signs for directions and parking would not be included in the advertisement signage allowance. Ms. Bears said that the area would include a wooden playground with mulch inside the display area. She also mentioned that the old display site on their property would now be used for storage and Mr. Gotcsik noted that the area may now need to be screened. Ms. Bears also stated that while she is considering a second gate for security purposes at the pallet factory, it would not be put in until after Bears takes ownership of the pallet factory.

Mr. Gotcsik cited Lima Town Code 250-76 Special Building Setback Lines as the code to which this property would need to follow and adhere to. The Board stated Ms. Bears would need a site

survey and also recommended the survey encompass both properties (the subject property and the old pallet company site) which would be beneficial for Ms. Bears future plans.

Mrs. Allen made a motion that the Board looks favorably upon the preliminary site plan concept and recommended that the application does not need to go in front of the Zoning Board of Appeals. Mr. Osborne seconded the motion. The motion unanimously passed.

Paul Osborne made a motion that upon final submission from the Applicant, to review this as a simplified site plan, rather than a full site plan review. Mrs. Elliott seconded the motion. The motion passed unanimously.

Ms. Bears thanked the Board and stated that she welcomes anyone on the Planning Board to stop and visit their location and walk the grounds to help gain a better understanding of the site.

Training

Reminder: Please forward all training hours to GiGi as completed.

CEO report

Charlie Floeser provided us with the CEO report. The Board asked him to do the following:

1. Speak with the Lima Village Diner regarding their outdoor seating.
2. Speak with Todd Lighthouse regarding storage in the front of the property.
3. Speak with Bristol ID and ask them to stop parking on the side of 15A and to make sure their new light is Night Sky Compliant and has the proper shielding.

Mr. Gotcsik stated that he would speak to Jim Shelly at Fanatics. It was noted by members of the Board that several of the parameters of the conditional site approval were not being followed. Mr. Gotcsik stated that he would also speak with the new furniture store located at 1883 Rochester Street with regards to the location of their outdoor displays.

At 8:22 pm Mrs. Allen made a motion to adjourn the meeting. Mr. Britton seconded the motion. The motion unanimously passed.

GiGi Correll; Secretary