

## **Joint Town/Village of Lima Planning Board**

### **August 22<sup>nd</sup>, 2018 Meeting – Minutes of Proceedings**

Meeting called to order @ 7:00 PM by Chairman George Gotcsik and opened with the Pledge of Allegiance.

Members Present:

George Gotcsik (Chairman), George Harvey (Vice Chairman), Mr. Campbell (Town/Village Attorney), Paul Osborne, Ericka Elliott, Andy Britton, Doug Best

Guests:

Cathy Gardner, Town Board Liaison

Old Business:

- Minutes of July 18, 2018 meeting were reviewed by board. A motion to accept as is was made by Doug Best, seconded by George Harvey and passed by a unanimous vote.
  
- Bears Proposal – 7573 East Main Street – Maryce Bears appeared before the board seeking site plan approval for her company’s demolition of the former garage and development of the former pallet processing building site to accommodate a playground equipment display area and customer parking. Discussion with board members Andy Britton and George Gotcsik focused on the alignment of the planting of a line of trees in front of a rough grouping of 3’ boulders running parallel to NY Route 5 & 20 instead of the existing pallet building to the west and the placement of ADA compliant parking closest to the former pallet building. Mrs. Bears agreed to modify her site plan and resubmit it for approval at next month’s meeting.
  
- Tondryk Proposal – 7052 West Main Street – Anthony Tondryk appeared before the board seeking site plan approval for his proposal to construct a

multi-use metal commercial building. The Application's attached Short Environmental Assessment form was read and reviewed by the board. No significant adverse impact was noted. A motion to accept a negative declaration to be signed once George Gotcsik reviews the site location for significant archeological sites identified on the State's Historical Preservation map as circles and squares was made and unanimously approved.

- Further discussion with Mr. Tondryk focused primarily on the orientation of the proposed rental building, signage, landscaping and the parking area. Changes involve sliding the building to the west with parking on the east side. Handicap parking should be closest to entrance. Question of need for DOT road cut permit was raised but Counsel's opinion is that pre-existing driveway should be OK. Proposed signage near road uses up allowable square footage so large sign on building façade should be eliminated. Owner proposes tasteful plantings of trees and bushes along driveway, parking lot and front of building. Native trees (2.5" caliper) were requested. Front entrance to building should be enhanced. All lighting should be dark sky compliant. Owner has agreed to submit a revised site plan for review at next month's Board meeting.
- Motion to adjourn was made by Paul Osborne, seconded by Andy Briton and passed unanimously. Meeting ended @ 8:39 PM.

Meeting minutes by Doug Best 9/18/18