

Joint Town/Village of Lima Planning Board Meeting

October 16, 2019

MEMBERS PRESENT:

George Gotcsik, Chairman; Andy Britton, Vice Chairman; Paul Osborne, Colleen Allen, Ericka Elliott, Doug Best, Jacob Button, Acting Alternate

MEMBERS ABSENT:

Wayne Childs

GUESTS:

John Correll, Village Board Liaison; Charlie Floeser, CEO; Jim Campbell, Town Attorney; Marcye Bears, Amanda Mhich, Roger Langer, Matt, Tomlinson, Shawn McHugh, Cindy DePuy, Jerry Goldman, Rob Cain, Mike Seaman, Jim Manning

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order by Chairman Gotcsik and opened with the pledge of allegiance at 7:00 p.m. on Wednesday, October 16, 2019.

OLD BUSINESS:

Mr. Britton made a motion, seconded by Mr. Osborne to approve the September 2019 minutes as amended. The motion unanimously passed.

NEW BUSINESS:

Bears Playground

Chairman Gotcsik researched the Industrial Zone set back regulations with regards to Bears Playground request to construct an entryway/front porch at 7577 East Main Street. In the Discussion of Set Back Laws with the New York State Planning Federation dated 10/3/2019 (letter attached) Chairman Gotcsik found it is acceptable to construct the entryway/porch with the following conditions:

1. The addition requires a building permit.
2. Side or front stairs are acceptable.
3. The addition cannot be an occupied space (no furniture).
4. Two street trees to be added to match existing trees.
5. Consider shrubs around foundation.

Masonic Building

Mr. Manning is requesting the addition of a handicapped ramp into the first floor office space at 1893 Rochester Street. He stated that the occupancy of the office is limited to 6-8 people which will allow the entry door to swing inwards. The commercial entry door will be modified to look like the other existing first floor doors. Mr. Gotcsik read the HPC letter of support for a concrete ramp and installation of iron railing with a 12" return. Mr. Manning was referred to the Lima Presbyterian Church for an example of rail styling. Mr. Button made a motion, seconded by Mr. Best to approve construction of the ramp entry for 1893 Rochester Street.

Button Building

Discussion was held around the following:

1. The Village Board will be amending the set-back requirement for the Downtown Historic Business District (Local Law #3, 2019). Public hearing is scheduled for 10/22/19.
2. Village Attorney is amending lot lines for the three properties adjacent to the Village parking lot.
3. Dumpster corral- The Planning Board did not render a decision due to the Button's not having site control. The matter was referred back to the Village Board. Planning Board

- members were asked to walk the property with regards to dumpster location and give feedback to Village Board.
4. Mr. Best made a motion, seconded by Mr. Osborne to approve Phase 1 utility porch and dumpster located on their property just to the north of the porch with the stipulation that the permit cannot be issued until Local Law #3, 2019 is passed.
 5. Mr. Button may request a special meeting to be held to have building plans approved after the Local Law #3, 2019 is passed.

Cobblestone Green

Discussion was held around the following:

1. Pathstone Corporation, the owner/developer, has not purchased the entryway but do have site control. They have a deed reservation and pedestrian rights for walkway connecting the property through 1658 Rochester Street (George France Restaurant) to existing Rochester Street sidewalk.
2. The MR district allows up to three units per building unless connected by common hall entries. The current plan does not meet code.
3. The Board would look favorably upon units reserved for seniors.
4. The Board noted that parking requirements in the village do not allow for front of building parking.
5. Chairman Gotcsik noted that an archeological and historical impact study would be required. He also noted that OPRHP would need to comment.
6. Pathstone stated that the project meets current density requirements with 62 units on 9.2 acres which is 75% of available density allowed by code. They gave an approximate unit count of 24 single, 22 double and 18 triple units with approximately 140 residents.
7. Design Standards discussed:
 - A. Concerns were raised around the long, straight street design.
 - B. Retention pond maintenance and fencing. The Board recommended multiple retention ponds instead of one large one to reduce outflow rates.
 - C. No street lighting, building lights only.
 - D. The Board recommended redesign of parking to the sides of the building and adding more green space and street trees to the front of the buildings to calm traffic.
8. Marathon Engineering will need to meet with the Village engineers to review sewer plant capacity and effluent retention pond flow rate.

Bristol ID

Bristol ID is operating under a temporary certificate of occupancy. Discussion was held around the bio retention area. It was determined by consensus that Bristol ID will need to plant switchgrass. Chairman Gotcsik will contact Bristol ID engineers regarding the swales. He will also look into the screening for dumpsters. Chairman Gotcsik also asked them to plant six pine trees.

Arboricultural Standards and Specifications

Mr. Britton passed out an updated arboricultural list including trees, shrubs, grasses and ferns.

CEO Report

The CEO Report was reviewed.

Secretary Report

Training: Please forward all training hours to Mrs. Correll as completed.

At 9:20 pm Mrs. Allen made a motion, seconded by Mrs. Elliott to adjourn the meeting. The motion unanimously passed.

Respectfully submitted,
GiGi Correll
Planning Board Secretary