

Joint Town/Village of Lima Planning Board Meeting

April 19th, 2017

MEMBERS PRESENT:

George Gotcsik; Chairman, Doug Best, Colleen Allen, Ericka Gruschow.

MEMBERS EXCUSED:

George Harvey; Vice-Chairman, Paul Osborne, Andy Britton, Amy Klausner; Alternate.

GUESTS:

John Correll; Village Board Liaison, Charlie Johnson, Code Enforcement Officer, Dan Holtje, Nick Coglitore, Theresa Chiarelli.

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order at 7:03 p.m. on Wednesday, April 19th, 2017. The Chairman introduced and welcomed Ericka Gruschow as a new Board member. He also announced that Andy Britton, who was not able to be present, is now also a Board member.

OLD BUSINESS:

The Chairman asked for corrections to the minutes and none were offered. Doug made a motion to accept the November minutes as submitted. Ericka seconded the motion and the vote was all in favor.

NEW BUSINESS:

1856 Dalton Rd - Nicholas Coglitore

The new owner of the property has resubmitted the previously approved 2006 application for subdivision of the 23-acre parcel, which contains one existing house and proposes 8 additional lots. The previous subdivision was abandoned in 2009 and the lots were then recombined. The Town Engineer has now requested a new storm water report due to changes in DEC regulations since 2006. Due to the need for the new storm water report preliminary approval can not be considered yet.

The Chairman reported that The Town Attorney has advised him that the long form Environmental Review is necessary. There was much discussion of the matter. Colleen made a motion that the Planning Board declare itself the lead agency for the Environmental Review. Doug seconded the motion and all voted in favor.

In discussion of drainage issues it was stated that a document for an existing drainage easement onto the adjoining Tondryk property needs to be provided. It was also stated that documentation of the 2006 archeological/ historic test digs is also needed.

There was much discussion of concerns. A neighbor 1868 Dalton Rd expressed her dissatisfaction with the proposed development. She stated that she would like to have received a formal notice of the applicant's intent.

PRE-APPLICATION CONFERENCES:

Tondryk

Dan Holtje presented Tondryk's proposal for rental buildings on his site adjoining the Tondryk's construction site. There was much discussion of site configuration and other issues. There was much reference to the Northern Gateway study (*15A Corridor Vision Plan*) which was referenced from the town website.

Lakelands

Dan Holtje presented proposal to move existing stone wall closer to road. There was much discussion of site configuration, access roads, gas tanks, and landscaping.

OLD BUSINESS:

Commercial Solar installations

Discussion centered on the need for protecting prime farmland and buffering non-prime farmland. It was stated that existing regulations in other communities have not been found that adequately address these concerns to serve as a prototype.

Storage Sheds

George is preparing a letter to respond to the Town Board on this matter.

Town Commercial Comprehensive Plan

It was decided that the subcommittee would meet on the first Wednesday of each month as needed. Ericka joined the Committee which contains George, Cathy, Doug and Colleen.

Town Hall Park Grant

George stated that the grant is now going forward for the Town Hall Park.

At 8:45 Colleen made a motion to close the meeting. Doug seconded the motion and all were in favor.

Cindy DePuy; Secretary