

# Joint Town/Village of Lima Planning Board Meeting

November 28, 2018

## **MEMBERS PRESENT:**

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

## **MEMBERS ABSENT:** N/A

## **GUESTS:**

Jim Campbell, Town Attorney; John Correll, Village Board Liaison; Cathy Gardner, Town Board Liaison; Anthony Tondryk

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, November 28, 2018.

## **OLD BUSINESS:**

Tondryk Commercial Building Project at 7051 West Main Street; Tax Parcel 36-2-11.32  
Mr. Tondryk came before the board to present the updated site and building plan as requested in the August 22, 2018 planning board meeting to address specific issues prior to the permit being issued by the Code Enforcement Officer. Mr. Tondryk provided a verbal overview of the changes requested by the board. Additional discussion was held regarding the following:

1. Details of the screening berm north and east of the property and the planting on the berm
2. Addition of landscaping rocks, solar lighting, and planting along the entrance road
3. Addition of traffic calming street trees along West Main Street
4. Addition of an address placard on a rock at the entrance near West Main Street
5. Signage on the building-review code with CEO
6. Diagram of the parking lot and the radiuses to reduce driving on the grass

A motion was made by Mrs. Allen and seconded by Mr. Britton and passed by unanimous vote to approve the site and building plan submitted as presented with the additions of the following:

1. Screening trees be planted at a maximum of ten foot on center on the north and east berm
2. Two evergreen trees be planted on the north side of the parking lot
3. Three deciduous trees, 2.5" caliper, be planted along West Main Street, one to the east and two to the west of the entrance road
4. Small plantings and landscaping be added around the decorative rocks along the entrance road

## **NEW BUSINESS:**

Greenspark Solar and the Village of Lima solar array project:

Discussion was held regarding the following:

1. Greenspark has been appointed by the Village Board to be the project applicant
2. The project would be held to residential setback requirements, this is not an industrial project
3. Planning Board would complete a Type 1 SEQR review
4. Screening may be required to the east, west, and north depending on final site plan which is still pending Village Board approval.

Permit fee review:

Discussion was held regarding the following:

1. Concern was raised there are too many permits required and it may discourage homeowners from updating their property.
2. Concern was raised about the value of inspections making sure work is done to code and is safe for the residents
3. The cost of permits and the consensus was applicants should bear the cost of inspection
4. Proposed new software purchase that would track permits and update the assessor's office when projects are completed, part of the permit costs could be used to cover the initial and annual costs of the software

Chairman Gotcsik encouraged members who have further comment to submit them to the Village and Town Boards for review.

### **Training**

No new reports

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

### **CEO report**

Mr. Floeser provided us with the October 2018 Building Department Activity Report

Mr. Floeser also updated the board on unpermitted house renovations occurring in the Village and Town specifically by one individual. He is working with the county assessor's office to reduce the 90 day notification when houses are auctioned. The investor is doing the renovations and selling them in 60 days to purposely avoid the permitting process.

At 8:13 pm Mr. Osbourne made a motion to adjourn the meeting. Mr. Britton seconded the motion. The motion unanimously passed.

Minutes submitted by: John Correll, Village Liaison