

## Joint Town/Village of Lima Planning Board Meeting

September 20th, 2017

### **MEMBERS PRESENT:**

George Gotcsik; Chairman, George Harvey; Vice Chairman, Colleen Allen, Doug Best, Andy Britton.

### **MEMBERS EXCUSED:**

Paul Osborne.

### **GUESTS:**

Charlie Johnson; Code Enforcement Officer, Cathy Gardner, Town Board Liaison, Keith Yates; Bristol owner, Don Lasher of Lasher Construction, Greg Thornton, engineer.

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 7:02 p.m. on Wednesday, September 20th, 2017.

### **OLD BUSINESS:**

Minutes corrections were submitted. In the July minutes George's last name is to read as Gotcsik. In the August minutes, under Andy's motion, the wording of the 100' setback for storage is to be expanded to explicitly include the western entrance. Colleen made a motion to accept the July and August minutes as corrected. George Harvey seconded the motion and all were in favor.

### **NEW BUSINESS:**

#### **Bristol ID**

Extensive plans and photos were distributed to the Board. Charlie had reviewed the documents and found the following missing information from the site plan submittal list: item numbers: 11, 12, 19, 21, 26 and 28.

Keith Yates, owner, and Don Lasher, the contractor, presented the proposal. A building addition is desired to house new equipment and expand the operation. Land is being acquired to the south of the existing site to make this possible. They also stated that after 5 years they hope to make future additions to the west of this addition and expand production further.

The proposed addition is to match the existing in roof, siding and windows. There is a small enclosed walkway joining the new addition to the existing building. The new space interior is mostly open to accommodate large machinery. There are to be 4 small offices across the front to relocate some of the existing staff. 8 additional people are planned. There are about 90 people currently employed on site, about 80 people full time and about 10 part time, in two shifts. They stated that at shift change there would be a maximum of about 70 people in the parking lot. Additional parking in a grassy area already exists. The current lot has 80 spaces with about 20 vacant on a day to day basis. Therefore the Board determined no additional parking spaces are required for this expansion.

Board Chairman requested muntin bars on the new windows. Keith stated that they have installed metal mesh inside the windows to discourage break-ins. The new roof structure is planned for 16' tall and the existing building roof is 12' tall. This is needed for the new equipment. The new building would have a maximum height of 31', which would appear to be less on the front due to the existence of the raised septic in front. The transformer is also to sit in the front yard. The buildings are to be about 30' apart and Bristol raised the possibility of a patio being located there.

Landscaping was then discussed. Existing drainage is to be redirected from the south including some drainage from the road. Due to the time of year for excavation the Board requested the use of grass matting or similar protection to prevent erosion until plantings can be established. Concern was voiced about the rate of flow to the wetlands. Check dams were proposed as found to be necessary according to the storm water calculations that are to be provided. The existing hedgerow along the current south property line is to remain except where the new building is located (as shown on the plans). The Board requested the removal of the small isolated section of hedgerow left in the front yard and asked for it to be replaced with additional street trees to match those recently planted at the north end of the road. It was requested that the new tree line should also extend around the corner onto the southeast property line to help screen the south face of the building from the road. Two new street trees are shown as spruce, the Board requested the use of native deciduous trees to match the existing street tree planting farther north.

It was stated that the current septic is in good repair and Bristol stated they have experienced no problems. The need for a septic expansion with future additions was acknowledged. It was advised that the area to the south should be kept open for that use.

The existing bio-swale was discussed again. The original planting had failed to establish itself to create the desired water filtration. It was agreed that it should be replanted to fulfill its intent. Discussion centered on the need for adequate site preparation and good planting practice. Professional advice was recommended. It was stated that, once established, maintenance is minimal on these plantings.

They stated that the building is emergency access code-compliant. The walkway separation of the building is for a firebreak. An existing gravel drive is to provide emergency vehicle access. The Chairman noted that a barrier/gate should be provided to prevent daily use since it is so close to the existing entry curb cut.

It was stated that the County Planning Board had recommended reviewing lighting and potential disturbance to agriculture, but also recommended approval.

The Board discussed the missing material at length. It was stated that a note on the plan was needed to indicate that no topsoil was to be removed from the site, and the location of the stockpile is to be shown on the plan. Doug made a motion to wave requirement number 21 on the site plan submittal checklist and to stipulate that all other missing data is to be supplied before the final approval could be signed off on by the Chairman. They are to include the storm water calculations and the topsoil note as well as numbers 11, 26 and 28. Andy Seconded the motion and the Board voted all in favor.

The Board reviewed the Ag Data statement and found no issue.

The Board discussed the possibility of a coordinated SEQR review and found one unnecessary. George Harvey made a motion to declare the Lima Planning Board as the lead agency for the SEQR review. Colleen seconded the motion and all were in favor.

The Board reviewed the Full Environmental Assessment Form. The Board requested an indication on the site plan to show the boundary of the disturbed area, which is noted, as .9 acres. They also requested a landscape screen for the southeast corner of the site. On page 4 the building height was corrected from 20' to 31'. Discrepancies existed between various Board members copies starting on page 11. They were corrected line-by-line to correspond to Charlie's file copy.

Doug made a motion to accept Part 1 of the FEAF (as amended in Charlie's copy). Colleen seconded the motion and the Board voted all in favor.

Following discussion and citing the corrected application Colleen made a motion to declare the SEQR Review to have a negative impact on the environment. Doug seconded the motion and the Board voted all in favor.

There was then discussion of the possibility of a conditional site plan approval. Doug made a motion to grant conditional approval based on the accomplishment of the following conditions listed below. Colleen seconded the motion and the Board voted all in favor.

Conditions to be satisfied:

1. Items missing from the site plan submittal list are to be provided as follows:  
#11 permit statement,  
#26 exterior elevations,  
#28 soil characteristics and storm water calculations
2. Erosion control to be provided at the site of the relocated drainage swale until plantings can be established in the correct season.
3. The eastern remnant of the hedgerow on the south side of the property is to be removed.
4. Screening planting is to be provided at the southeast corner of property.
5. New street trees to be changed from spruce to native deciduous to match the planting at the north end of the road frontage.
6. The boundary of the soil to be disturbed is to be indicated on the site plan.
7. The existing bio-swale is to be properly prepared and replanted.
8. The trailer currently parked at the loading dock and used for recycling is to be removed by the completion of the project.
9. Check dams are to be provided in the swale leading to the wetlands, as required by upcoming storm water calculations.
10. Note to be provided on the plan that no topsoil is to be removed from the site.
11. Barrier/gate at gravel drive to allow only emergency vehicle access.

George Harvey then made a motion to adjourn the meeting at 9:10. Andy seconded the motion and the Board was all in favor.

Cindy DePuy; Secretary