

Joint Town/Village of Lima Planning Board Meeting

July 19th, 2017

MEMBERS PRESENT:

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

GUESTS:

Charlie Johnson; Code Enforcement Officer, Dan Holtje; agent for Lakelands, Glenn Thornton; Engineer, Bill Carey, Nick Coglitore, Elizabeth Gaiter, Theresa Chiarilli, John Shields; Engineer, Ed Salerno Sr.

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 7:05 p.m. on Wednesday, July 19th, 2017.

OLD BUSINESS:

Andy made a motion to accept previous 2 months meeting minutes and Paul seconded the motion. All voted in favor.

Bristol ID

Glen Thorton, engineer for Bristol Technologies made a quick presentation and submitted the full environmental assessment form. However without an accompanying map no action could be taken. Chairman Gotcsik offered to hold a special meeting to facilitate Bristol's process with County IDA funding and approvals.

1856 Dalton Rd - Nicholas Coglitore

The discussion of this application resumed following input from our Town Engineer, Clark Patterson. A de minimus homeowners association was recommended as a means of handling maintenance of the easement areas on private property for storm water handling. Conservation easements on the affected parcels were also recommended.

Street trees were then discussed. The revised site plan now shows one Tupelo (also known as Black Gum) per lot. It was stated that 1" to 2 ½" caliper trees are the Boards recommendation.

The existing hedgerow of arborvitae that screen the new development from the existing neighbors on Dalton road was discussed at length. It was acknowledged that grading for storm water handling would occur near these trees and it was stressed that the root area must not be disturbed. In the case that any of these trees did suffer damage then replacement would be required.

George Harvey made a motion to give final approval of the site plan to include: the de minimus homeowners association, conservation easements, and adequate care during construction of the

arborvitae hedgerow that screens the Dalton rd houses (including replacement in kind if damaged). Doug seconded the motion and all voted in favor.

Lakelands

Dan Holtje presented as the agent for Lakelands. George stated that he and Charlie had met with the applicant to discuss concerns. Street trees were requested as well as the Towns law prohibiting the removal of topsoil from any site was cited. The county Planning Board has recorded their concern about the use of the existing residential house driveway by trucks. They have also asked for a 20' buffer around the house for fire.

There was extensive discussion of the issues. There was concern about storm water run-off at the proposed gravel parking lot expansion. Dan stated that the new gravel would be installed at the same level as the existing topsoil so storm water run-off would not be greatly impacted. The topsoil that is to be removed for the gravel installation could be used to create a needed berm for a buffer on the west property line. It was also agreed that the new gravel area is to direct drainage away from the neighbor's property and there is to be a drainage swale at the edge of the gravel. Dan also stated that existing parking is not moving.

The Board discussed the need for a buffer on the west property line for the adjoining residential neighbors. It was concluded that the buffer should be composed of a berm 2' high and 8' wide, as well as a 6' fence for immediate screening and plantings to stabilize the berm and provide greater screening. The plantings are to be replaced according to their growth. It was agreed that Andy would work with the applicant on behalf of the Board to develop details for the plantings at this buffer.

There was an issue taken with a section of concrete wall that is not actually on the parcel under consideration in this application. It was agreed to disregard it.

There was also a concern about a drop-off of a couple feet down to the lawn at the edge of the house drive that could give fire vehicles a problem and that that needs to be corrected.

The street trees at the new concrete wall were discussed at length. It was agreed that a 30' spacing was ideal and that they should be a minimum of 15' back from the road. They should be native species, deciduous and minimum 2" caliper.

The Board discussed a barrier at the end of the residential drive to prevent truck traffic. An 18" tall wood rail was deemed adequate. It was considered that this could be removed in the event of a fire emergency.

The Lakelands property as a whole then came under discussion. There was strong concern about the existing access roads to the business, which are preexisting nonconforming and not a part of this project. The Board expressed its desire to have the storage at the entry drive moved back to 100' from the road. It was also noted that the existing sign is not in conformance.

Colleen made a motion that the Board should authorize George Gotsik and Charlie to review and approve revised plans to include:

- 1 - street trees at 30' spacing and min 2" caliper,
- 2 - buffer to include berm, fence and plantings on west property line to extend to the south of the adjoining houses,
- 3 - a swale at the edge of the new gravel to control run off,
- 4 - elimination of the section of wall shown which is not on the parcel under consideration,
- 5 - an 18" wood rail fence at the end of the house driveway to prevent truck access to the rest of the property, which could be dismantled in the case of fire emergency.

Doug seconded the motion and the Board voted all in favor.

Training

George Gotsik submitted Solar training from December 14, 2016 at the NY Sun PV Trainers Network.

CEO report

Charlie submitted his report to the Board.

At 9:05 Andy made a motion to adjourn the meeting. Ericka seconded and the Board voted all in favor

Cindy DePuy; Secretary