

## Joint Town/Village of Lima Planning Board Meeting

June 21st, 2017

### **MEMBERS PRESENT:**

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

### **GUESTS:**

Cathy Gardner; Town Board Liaison, Charlie Johnson; Code Enforcement Officer, Nick Coglitore, John Shields (Engineer for Nick Coglitore), 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 7:00 p.m. on Wednesday, June 21st, 2017. The Chairman introduced Andy Britton as a new Board member.

### **OLD BUSINESS:**

The Chairman deferred approving the April minutes until the next meeting.

### **1856 Dalton Rd - Nicholas Coglitore**

Nick Coglitore, (who is under contract to purchase this property from Mr. Salerno) and his engineer Mr. Shields spoke in reference to the pending application. The storm water report that had not been submitted the required 10 days before the last meeting has now been reviewed and the Town Engineer has cited many points that need to be addressed before he can approve it. The County Planning Board has reviewed it and stated that the water needs to be re-tested for new data. The Village has approved the site for "out of district" water use so Village water can be supplied. The building sites will not be connected to village septic.

There was much discussion of storm water easements to the town and the possibility of a conservation easement for the retention pond. It was brought up that the retention pond will require maintenance and also a conservation easement can *not* contain a pond or trails as per code. George will check with Town Attorney for definition of conservation easement. George also stated that the applicant does need to submit their proposal in writing for evaluation regarding easements.

Mr. Shields defined the holding pond as a permanent water storage that rises with storm run-off. He stated that this is now considered to be a better approach to storm water handling as it aids in filtering sediments. There was discussion about the depth of the water and possible need for fencing. It was stated that DEC regulations require a 5% slope and an aquatic bench 6-8' wide (to promote the growth of cattails) which are considered safety barriers.

Landscaping was discussed in detail. George requested the applicant to consider more landscaping than the one tree per lot that was submitted. Street trees and/or a concentrated entry plantings were suggested. The thought was to treat this development as a visual extension of the village. The applicant stated that the existing trees are to remain. It was also stated that individual lots that contain retention ponds would need to have maintenance obligations defined and may need deed restrictions to ensure their upkeep.

Following discussion, George stated that it looked like a conditional preliminary approval might be considered now and the Board should review the long form SEQR. The following numbers refer to the questions on the SEQR long form where the board found issues.

#1 – yes.

#1a - where the water table is less than 2' deep then partially raised septic will be required on those lots as well as appropriate basement design.

#1e - It is anticipated that the sites will be built as sold and span beyond one year's time for construction.

#1f – increased erosion will occur. Minimal vegetation removal is required and silt fences may be needed.

#4 c – Village has approved a water line extension.

#4d – Septic will be installed on each lot.

As the lead agency the Board considered whether they found *significant impact*. Doug made a motion to accept the full environmental assessment form as *no significant impact* and to authorize the Chairman to complete the last page of the form on the Board's behalf. Paul seconded the motion and the vote was all in favor.

The Board then considered preliminary site plan approval. It was stated that this is not usually done but that the situation could warrant it here. The items needed for final approval are clearly stated in the Town Engineers report and in the County Planning Board report. Both of which are in the applicant's possession.

George Harvey made a motion to grant preliminary approval subject to the approval of the Town Engineer and the County Planning Board after the issues they have stated have been resolved. Doug seconded the motion and the Board voted all in favor.

### **Tondryk**

Discussion of the proposal continued (no formal application). It was discovered that the code does not allow a *group* of establishments on a site less than five acres and requires 150' of road frontage per building. This proposal has neither. Also the side setback adjoining residential properties is 50'.

### **Solar**

Solar is being investigated.

### **Commercial subcommittee**

The subcommittee has been meeting to develop design standards for the Comprehensive Plan.

### **Training**

No one had any training to report.

Amy Klausner submitted her resignation as she is leaving the country.

At 8:54 Ericka made a motion to adjourn. Doug seconded the motion and all were in favor.

Cindy DePuy; Secretary