

Joint Town/Village of Lima Planning Board Meeting

March 16th, 2016

MEMBERS PRESENT:

George Gotcsik; Chairman, George Harvey; Vice Chairman, Doug Best, Paul Osborne, Colleen Allen, Brandon Armes, Amy Klausner; alternate.

MEMBERS EXCUSED: Rose Reynolds

ATTENDEES:

Charlie Johnson; Code Enforcement Officer, Cathy Gardner; Town Board Liaison, John Correll; Village Board Liaison.

GUESTS: Don Knab.

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order at 7:02 p.m. on Wednesday, March 16th 2016 and opened with the pledge of allegiance.

OLD BUSINESS:

1. Minutes

A motion was made by Colleen to approve the minutes of the January meeting without change. Paul seconded the motion and all were in favor.

NEW BUSINESS:

1. Village of Lima Community Vision Plan

George Gotcsik presented the completed project and stated that the Village Board will be posting it on the website after they accept it. He said that the Community Design Center worked hard to complete a great plan and that grants paid for the bulk of the work.

2. Don Knab- 7279 Heath Markham Rd

Don Knab presented his application for site plan approval for an addition to the West and North of the previous car wash building. He stated that additional space is needed for both of the two tenants in the building. The Car sales operation is requesting an auto lift that would require more height than the present building has, so an addition contiguous to his space (East end of building) is planned. The carpentry shop needs the remainder of the space as shown. The materials presently in storage outside would move into the new addition. Mr. Knab acknowledged that outdoor storage was not permitted in this location. He also stated that the current dust collection system (currently mounted outside) was to be relocated in the new addition. 2 ½ full time workers are currently employed at the carpentry shop.

The auto sales shop does have a license to perform official NYS vehicle inspections but they do not provide this service to the general public. They also do not repair cars for the general public.

They only work on the cars that they acquire for resale. Only 1 person is employed at the car sales business.

Parking was discussed at length and was found to be adequate for code; concern was expressed about snow removal and storage as well as large truck deliveries to the site. The board concurred that deliveries could be safely managed from the roadside and that the property owner would keep snow clear of this area for that purpose.

The exterior of the addition was shown as metal siding on the application, but the applicant stated that he would now be supplying vinyl clapboard instead to match the house. This was very agreeable to the Board, which was concerned with maintaining the rural nature of the community.

The signage on the roof was discussed at length. The Code Enforcement Officer pointed out that ANY change to the existing signs would require their removal according to the sign ordinance - Town Code 250-72. This includes changing the lettering. Therefore they now need to be removed. The board also explored the possibility of a pole sign mounted on the front wall, hanging perpendicular to the building and decided that the wording of the code did allow for it. Also, it was stated that an existing Mercury vapor lamp was not allowed and it would have to be made dark sky compliant.

Great concern was expressed about the nonconforming preexisting gravel drive from 15A onto the site because it is so close to the intersection of 15A and Heath Markham. The applicant agreed to post a sign indicating that this drive is to be entrance only.

There was much discussion about whether or not the business should be considered a change of use from the previous car wash & car sales to the current carpentry shop & car sales. If it were to be considered a change then all aspects of the site would need to be brought into conformity with current code. The Board decided that the present use was consistent with the previous use especially because the additional carpentry shop was also listed as an allowable business in this district. Because of this interpretation, the current parking locations (which are less than desirable but not considered unduly unsafe) may remain in use to provide the required parking for the employees and for the continued display of cars for sale.

There was much discussion about the pavement at the South east corner of the site. The location of underground utilities (including a problematic gas line) would prevent planting beyond grass in much of the area. The applicant and Board agreed that a planting area located in the right of way would be desirable at this location. The details of this area are to be worked out by the Chairman in coordination with the Highway Superintendent to allow for proper snow removal. It was also stated that the DMV has expressed concerns with the safety of this intersection and had previously expressed a desire to make physical changes to the area but no work has been forthcoming. Landscaping was discussed at length and it was agreed that three trees 5-6' tall are to be provided as shown on the north side of the property.

A motion was made by Brandon to accept the site plan, as it will be amended with final approval to be at George Gotcsik's discretion. The amendments are to include:

- Extending the planting area at the south east corner
- New and existing light fixtures to be shown dark sky compliant
- Limit added for a maximum of 14 cars outdoors as labeled on plan
- Limit added – cars for sale cannot be displayed in Right of Way
- 12' wide future walkway to be shown (as per previous Town plan) along 15A
- No outdoor storage of materials is to be allowed

Doug seconded the motion and all were in favor.

3. Other Business

Other items under discussion included: potential self storage as allowable use in business district, future regulations for solar installations - including potential solar farms, potential handling of houses that are long unoccupied ("Zombie Houses")

A Motion was made to adjourn the meeting by Colleen and seconded by Doug. All were in favor and the meeting closed at 9:12

Cindy DePuy; Secretary.