

**Joint Town/Village of Lima Planning Board Meeting
January 7, 2015**

MEMBERS PRESENT: George Gotcsik, Chairman; George Harvey, Vice-Chairman; Colleen Allen, Doug Best, Amy Klausner, Paul Osborne, Brandon Abrams

MEMBERS EXCUSED: Rose Reynolds

ATTENDEES: Charlie Johnson, Code Enforcement Officer; Steve Kruk, Town/Village Attorney; John Correll; Village Liaison; Cathy Gardner, Town Liaison

GUESTS: Andrew Burke, Real Estate broker, REMAX

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order at 7:00 p.m. on Wednesday, January 7, 2015.

OLD BUSINESS:

NEW BUSINESS:

1. Haubert Property

Andy Burke appeared before the Board for a discussion of the Haubert property located at 7537 East Main Road. He described the property as a former dairy farm containing approximately 88 acres with a substantial house and many barns. He noted that the property is zoned Industrial (M) and surrounded by ongoing manufacturing businesses.

Chair Gotcsik reminded the Board and Mr. Burke that this meeting is to be viewed as a concept discussion only and that anything discussed is non-binding, meaning that any discussions could not be interpreted as the Board's opinion, directive or approval.

Mr. Burke said that the property has a unique set of characteristics that combine to make the property difficult to sell. The zoning designation and the large acreage work against a single family purchaser. He also noted that the house is not desirable for a farmer who may be interested in the tillable land. He said that waiting for a buyer that is looking for industrial zoned property in this location could take several years.

The reason for his appearance before the Board was to discuss options for the property. He presented the idea of rezoning the property, subdividing the property and converting the existing house into a two family.

At this point Chairman Gotcsik directed the Board to shift their normal mindset of reviewing what an applicant presents to being an active participant in defining what is in the best interests of the Town with regard to this property. What do the Board members think is the

best use for this property, what should be there in 5-10 years, is rezoning the best option, is it the Board's job to assist a resident with a unique property that is currently difficult to sell?

Much discussion ensued by all Board members and Mr. Burke. Chair Gotcsik concluded the discussion with a request of Board members to review this discussion and develop ideas and opinions about this property and to return at a future meeting for more discussion. He thanked Mr. Burke for his time.

2. Board Protocol

Chair Gotcsik discussed the following with the Board:

- Come prepared with meeting minutes already read.
- Be familiar with applicant's application material.
- Treat guest and applicants with respect despite perceived agenda of applicant.
- Being right or wrong is not the issue.
- Differences of opinion amongst the Board members must be respectful.
- Be calm, respectful and thoughtful when speaking during the meeting.

3. Procedure Change

- George Harvey asked that when the application packets and meeting minutes are sent electronically to Board members that they be tagged with a read/receipt. This will let the sender know that they have been sent successfully.
- Charlie to provide one hard copy of all application materials for Board's use at the meeting. Charlie reminded members to request hard copy in advance if printing at home is an issue.

OTHER BUSINESS:

1. Brandon Armes stated that he will not be attending the February, March and April meetings due to his job responsibilities.
2. George Harvey stated that he will not be attending the February and March meetings
3. Chair Gotcsik reminded the Board members that with two members out, attendance by the remaining members will be important. A majority of a six member Board is 4 which is the minimum required to conduct business. Our alternate member may be called upon.
4. Chair Gotcsik stated that Amy Klausner's term is up for renewal. He noted that it is the Town Board's job to appoint members to the Planning Board.
5. Chair Gotcsik thanked Deb Shaughnessy for her years of dedicated service as Board Secretary. This meeting will be her last as secretary.

ADJOURN:

A motion was made to adjourn the meeting at 8:25 pm. Seconded and Unanimous.