

Final

Joint Town/Village of Lima Planning Board Meeting

August 5th, 2015

MEMBERS PRESENT:

George Gotcsik; Chairman, George Harvey; Vice Chairman, Doug Best, Rose Reynolds, Paul Osborne, Amy Klausner; alternate.

MEMBERS EXCUSED:

Brandon Armes, Colleen Allen.

ATTENDEES

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

GUESTS

Dan Holtje, Bruce Wolfanger

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order at 7:00 p.m. on Wednesday, August 5th 2015 and opened with the pledge of allegiance.

Barnes Express was removed from the agenda as their paperwork was not complete.

OLD BUSINESS:

1. Minutes

A motion was made by George Harvey to approve the minutes of the June 3rdth meeting. Paul seconded the motion and all were in favor.

NEW BUSINESS:

1. Village Walk / Hogan Ave subdivision

Bruce Wolfanger and Dan Holtje presented a request to subdivide tax parcel 37.13-1-9.311 into two building lots for Bruce's contractual purchase. The ZBA did approve the variance for reduced road frontage and partially shared drive at the July 20th meeting. Bruce reported that an easement agreement concerning the drainage area is in the works between his attorney and Steve Kruk, which will ultimately be submitted to the Village Board. Landscaping, signage, and drainage were discussed at length and it was agreed that some trees would be planted. The ZBA contingencies from the variance were read and reviewed. Steve Kruk highly recommended to the proposed landowner to draw up a formal driveway agreement for the shared drive. The applicant said he would agree to trail easements as long as they are connected to a comprehensive trail plan. That

access was agreed to be a 10' wide path. It was agreed that heavy sod was acceptable as a planting for erosion control where the driveway approaches the street.

The Chairman asked for Questions from the audience. Jim Pribanich, Fire Chief, asked about distance of proposed houses to the nearest fire hydrant. It was stated that it needed to be within 500'. Scaling off the map it appeared to be around 300', which would be acceptable.

The Chairman stated that the property is within 100' of a national register listed building so it must go before the Historic Review Board.

This Board is now considered the lead agency for the SEQR process. The questions from part 2 *Impact Assessment* were read aloud and discussed by the board. All answers were found to be "no or small impact". So the SEQR passed.

Doug made a motion to accept the proposed subdivision including the ZBA contingencies, the drainage easement agreement to be approved by the Village Board, and the trail easement and driveway on a final map for approval. Rose seconded the motion. All voted in favor and the subdivision was conditionally granted.

2. Kotel / Mill St area variance

A request has been made to demolish a garage and rebuild a larger garage. The existing building is a non-conforming structure because of its location. The site has a considerable slope and is within 100' of College Hall, which is a National Register listed building.

After discussion, the board agreed to have the Chairman draft a note to the ZBA expressing their concerns.

3. Cross roads Mini storage use variance

The owners desire to build additional units on the property. The property sits in two zoning districts, neither of which permits a mini storage facility. The current use is considered non-conforming but was allowed when it was built in about 1998. The zoning districts were re-structured in 2010 and the property changed owners in 2011. It was also stated that the property is within 500' of a National Register listed building. There was also discussion of a heavy tree line that borders the property.

The request for a use variance will be sent to the ZBA with a note from the Chairman expressing concerns.

4. CEO Report

The CEO report is to be sent to the members by email.

The meeting was adjourned at 8:27.

Cindy DePuy; Secretary.