

Joint Town/Village of Lima Planning Board Meeting

January 15, 2020

MEMBERS PRESENT:

George Gotcsik, Chairman; Paul Osborne, Wayne Childs, Ericka Elliott, Doug Best, Jacob Button- Town Alternate

MEMBERS EXCUSED:

Andy Britton

GUESTS:

John Correll, Village Board Liaison; Bruce Mayer, Town Board Liaison; Charlie Floeser, CEO; Carl Uthe, Ralph Haggas, Bill & Sandi Shusda, Roger Langer, Greater Living Architecture; Robert Cain, Pathstone; Matt Tomlinson, CPESC Marathon Engineering

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order by Chairman Gotcsik and opened with the pledge of allegiance at 7:00 p.m. on Wednesday, January 15, 2020.

OLD BUSINESS:

Mr. Best made a motion, seconded by Mr. Osborne to approve the November 2019 minutes. The motion unanimously passed.

NEW BUSINESS:

Cobblestone Green

Discussion regarding Cobblestone Green was held between Planning Board members, Village & Town Liaisons, Cobblestone Green representatives and McDonald Drive residents. Discussion highlights are as follows:

1. Density
 - The number of units has been reduced from 62 to 50.
 - The development would allow only duplex units.
 - Driveways would be shared and allow cars to be behind the front wall.
 - Units were pulled into the development to give added buffer to neighbors.
 - A future connection point was added for a future easement.
 - Units would be a mix of ranch and townhomes.

2. Storm Water Management
 - The storm water retention/detention pond would be fenced off with an entryway and gate to allow for maintenance.
 - Pathstone would follow DEC regulations for maintenance of retention/detention pond.
 - The storm water calculations include the green island in the middle of the cul de sac that is used for bio drainage.
 - McDonald Drive residents noted that their backyards currently have some drainage issues and worry that the development would exacerbate the problem. Residents also noted that there is a 12 inch pipe running diagonally through the southeast side of the development that is used for drainage.

3. Refuse

- Individual units would have their own refuse tote that would be stored in a $\frac{3}{4}$ fenced in area near the rear wall of the building.
 - One refuse company would be used for all units.
4. Sidewalks
- Currently the plans show for a sidewalk on the north side of the development only. The Board asked Pathstone to consider reconfiguring the sidewalk to go around the entire development stating that connectivity is very important to the community.
 - The Board asked Pathstone to bring the sidewalk to the corner of McDonald Drive (Road A).
5. Lighting
- Units would all have porch lights.
 - There are no current plans for street lights around the development. The Board felt that if the street lights were not installed, that a dusk till dawn timer would need to be a feature of the porch lights.
 - If street lights were to be added to the development, the Board would prefer lights that look similar to those found on Parkside Place and Hogan Avenue.
 - Street lights would be added to the access road (Road A) leading into Cobblestone Green that may later be dedicated to the Village of Lima.
6. Signage
- The placement of any sign would be dependent on land ownership. Details of the sign will be included in the next round of discussions.
7. Cobblestone Green Name
- Pathstone was asked to give reasoning behind the name. Pathstone stated their marketing group approved the name based on research it had done. Key components of the name Cobblestone was due to the character of the community, local architecture and the sign/unit façade may include cobblestone accents. Green was due to the many green pastures found in the local area. Pathstone stated they will bring in samples of cobblestone features at a future meeting. Chairman Gotcsik noted that there is only one example of cobblestone that he is aware of and that Pathstone is welcome to discuss the name/concept with the HPC.
8. Driveways
- Driveways from street to garage would be cost prohibitive and would reduce green space between units.
 - Driveway widths are currently shown as 18 feet on the straight part of development and 16 feet on units within the cul-de-sac. Pathstone stated that they believe all units will eventually be 18 feet.
9. Road
- Road A would have a sidewalk on at least one side.
 - The Village recommended that Road A be owned and maintained by Pathstone instead of being dedicated to the Village.
 - Lighting, emergency vehicles, snowplows and connectivity were all discussed with regards to Road A and Road B, which would meet all DOT specifications.
 - Pathstone may be required to put up a bond for any damage sustained to McDonald Drive during the development process.
 - Village will investigate the current condition of McDonald Drive.
10. Trees and Landscaping
- A full tree and landscaping plan will be provided at a future meeting.
 - Street trees will be added and will be dependent on lighting and sidewalks.

- Residents may have input as to the type of screening that will be used in their backyards. Currently fencing is not an option for screening.
- There is still question as to what the “green space” around the surrounding development would be but may be left in its current state.
- Chairman Gotcsik stated that stripping the land and taking the topsoil off site is undesirable. Pathstone responded that they don’t believe any land would be trucked off site during the construction phase. Pathstone also stated that the details of stockpiles and trailers would be provided at a future meeting.

11. Archeological Study

- Chairman Gotcsik requested to see the Archeological study as well as the State Historic Preservation Office (SHPO) study.
- The Village of Lima is in the process of sharing its water study with Pathstone.

12. Priority Housing

- The Board asked that a percentage of senior housing be set aside on the east side of the development which would provide less impact on McDonald Drive neighbors and would allow ease of walking for seniors.
- McDonald Drive residents requested the playground be placed on the west side of the development, away from senior housing. Pathstone stated that the community building and playground could be relocated more to the west to accommodate the request.

13. Pricing and Timeline

- Tentative monthly rental prices of the units are as follows: 1 bedroom (mid \$800’s), 2 bedroom (mid-low \$900’s), and 3 bedroom (low \$1000’s)
- Once the project is given final approval, Pathstone anticipates the entire project would be completed in approximately 14 months. The project would be built in entirety and not in phases. Christa Construction is being used for the project.

Arboricultural Standards and Specifications

Mrs. Elliott made a motion, seconded by Mr. Button to approve the recommended Arboricultural Standards and Specifications with the addition of a variety of pines. The motion unanimously passed.

CEO Report

The CEO Report was reviewed and discussed.

Secretary Report

Mrs. Correll was asked to add Mr. Mayer to the email distribution list as the new Town Board Liaison.

At 8:56 pm Mr. Osborne made a motion, seconded by Mrs. Elliott to adjourn the meeting. The motion unanimously passed.

Respectfully submitted,
GiGi Correll
Planning Board Secretary