

# Joint Town/Village of Lima Planning Board Meeting

June 24, 2020

## **MEMBERS PRESENT:**

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

## **MEMBERS EXCUSED:**

Andy Britton

## **GUESTS:**

John Correll, Village Mayor; Bruce Mayer, Town Board Liaison; Matthew Lenahan, Village Attorney; Bill & Sandi Shusda, Roger Langer, Greater Living Architecture; Robert Cain, Pathstone; Matt Tomlinson, CPESC Marathon Engineering, Betsy Brugg, Pathstone Attorney, Sam Cannioto, Chris Richardson; Christa Construction, John Kattato; Village Board Liaison

The meeting of the Joint Town/Village of Lima Planning Board (The Board) was called to order (remotely using Zoom) by Chairman Gotcsik and opened at 7:05 p.m. on Wednesday, June 24, 2020.

## **OLD BUSINESS:**

Mr. Osborne made a motion, seconded by Mr. Button to approve the May 2020 minutes as amended. The motion unanimously passed.

## **NEW BUSINESS:**

### **Cobblestone Green**

Mr. Button made a motion, seconded by Mr. Osborne to declare the Planning Board as lead agency for the SEQRA review on the Cobblestone Green (Pathstone) project. The motion unanimously passed.

### **Public Meeting**

The Public Meeting was opened at 7:12 pm. The Environmental Assessment Form Part 2 was completed by the Board. It was noted that the anticipated start date of the project would be Spring of 2021 and would take 12-14 months to complete. Chairman Gotcsik also reminded Pathstone they will need to apply for all necessary building permits before project begins and requested that all natural barriers between the project and existing properties be left intact when possible.

A motion was made by Mr. Childs, seconded by Mr. Best that the Planning Board (Lead Agency) determined there is no significant adverse impact on the environment and a negative declaration be declared and project be referred to as an Unlisted Action. The motion unanimously passed.

1. The Planning Board addressed the Livingston County Planning Board comments. The following items were noted:
  - A. Pathstone should consider public transportation (RTS/LTS) on 15A in front or across from George Francis restaurant. This is to be coordinated with Village Board.
  - B. Mr. Tomlinson will provide height elevations on the final site plan.
  - C. The Board reminded Pathstone no topsoil may be removed from the site and this is a stipulation that needs to be on the final site plan.

- D. Lighting for development will need to be included in the building permit package and lighting notations will need to be on final site plan. Mr. Tomlinson will work with Mr. Cain on this.
  - E. Pathstone stated that first floor windows could be added to units but second story unit windows would be more difficult due to closet placements as well as privacy and furniture placement issues. Pathstone will take window additions under advisement.
  - F. The County questioned if driveway measurements met code and Pathstone believes it has and will confirm with Lima CEO.
2. The Planning Board addressed the Historical Preservation Committee comments. The following items were noted:
- A. Pathstone will take the façade and door recommendations of the HPC under advisement. Pathstone noted that they wanted to keep true to their branding which has a more modern take on the look of the development. Pathstone stated that their goal was to create a cohesive modern design that fits into the community and their intent was not a historic look.
  - B. Pathstone stated that they will maintain in accordance with DEC guidelines the bioswales in the development as well as any passive greenspace including areas around the basketball court, playground, sidewalks and buildings.
  - C. Pathstone recommended 15-17 foot light poles. They believe this size will fit scale and provided existing examples of these poles in the Village of Lima. These would be located on the attached road only. There are no light poles in the development.
  - D. Chairman Gotcsik recommended a quality entrance at the pedestrian entrance of the development on 15A. Pathstone stated they will consider this and work with the owner of the George Francis restaurant on the location. He also noted that a permit for a sign would be needed. The permit can be approved, as long as it meets code by the CEO, however, Chairman Gotcsik would like to see the proposed sign as well.
  - E. Fencing around the retention pond is black, a stock color. Pathstone presented a sample and it was agreed that the fencing is not very visible and would look appropriate. Mr. Tomlinson sent a picture to Secretary Correll to be distributed to The Board and Mr. Shusda. Mr. Shusda stated he would pass the picture and information along to interested neighbors of McDonald Drive.
  - F. Pathstone agreed to revisit the name of the development but wanted to stay true to their branding.
3. Comments from the Public included:
- A. Mr. Shusda asked who would maintain the retention pond and Pathstone reiterated that they would be in charge of maintenance while following DEC guidelines.
  - B. Mr. Shusda requested if possible that any extra logs from tree clearings be placed in his yard at 7279 McDonald Drive.
  - C. Mr. Shusda noted that a cement cross had been found on the Pathstone property about 15-20 feet south of the north border. Pathstone will work with the Lima CEO and Chairman Gotcsik on this issue.
  - D. Mr. Shusda agreed that the fencing material looked appropriate.
4. There were no other responses from any other involved agencies.

A motion was made by Mr. Osborne, seconded by Mr. Childs to approve the development known as Cobblestone Green. The motion unanimously passed with the following conditions:

- 1. The Developer will enter into a signed easement agreement with the Village of Lima for the proposed trail connection.
- 2. The changes to the design elements and elevations at this meeting be part of the permanent building package.

3. Prior to construction The Board and CEO will need to see a complete set of plans before any building permits can be issued.

Though not a condition, The Board asked that 14 units to the east of the driveway be reserved for senior citizens and that administration allow for senior citizen priority on a waiting list for future vacancies for a period of three months at which point the restriction be released. This request was based on the Lima Comprehensive Plans' recognition that there is a great need for senior housing in Lima.

A motion was made by Mr. Osborne, seconded by Mr. Childs to close the Public Meeting at 9:32 pm. The motion unanimously passed.

#### **CEO Report**

None.

#### **Secretary Report**

Training: Please forward all training hours to Secretary Correll as completed.

#### **Village Report**

Mayor Correll updated Planning Board on the following:

1. K&K Stripping Site (Buell Ave.) was the subject of discussion with Lima Supervisor, Lima Mayor, Livingston County Administrator and representatives from the NY DEC regarding clean up.
  - a. County Land Bank will be lead agency for Town/Village/County and liaison with the DEC.
  - b. The site will be reviewed and asbestos will be remediated throughout the building as a first step.
  - c. The current proposal has only the rear section of the building being torn down but after review the consensus was the entire building including the concrete slab would be demolished and the subsoil would be tested to be certain it could return to residential as zoned.
2. Water Tower Improvement Project Update
  - a. Water tower rehabilitation and painting will begin after July 4<sup>th</sup> and conclude in October.
  - b. A temporary tower will be erected to provide coverage for AT&T/Verizon/County communications during the project.
  - c. AT&T has also asked to place their antennas on top of the water tank instead of the safety railing to get better coverage. The Village Board approved the relocation pending MRB's structural engineering review. MRB will submit proposal for planning board review and to HPC if applicable.

At 9:53 p.m. Mrs. Elliott made a motion, seconded by Mr. Button to adjourn the meeting. The motion unanimously passed.

Respectfully submitted,  
GiGi Correll  
Planning Board Secretary