

# Joint Town/Village of Lima Planning Board Meeting

May 20, 2020

## **MEMBERS PRESENT:**

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

## **MEMBERS EXCUSED:**

Doug Best

## **GUESTS:**

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

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 7:00 p.m. on Wednesday, May 20, 2020.

## **OLD BUSINESS:**

Mr. Best made a motion, seconded by Mr. Childs to approve the January 2020 minutes. The motion unanimously passed.

## **NEW BUSINESS:**

### **Cobblestone Green**

The Planning Board will notify all interested agencies of its intention to declare itself Lead Agency for SEQRA regarding the Cobblestone Green project.

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

1. Signage would be on Pathstone (or Pathstone affiliate) property since this will be a private road north of McDonald Drive.
2. Site Plan Review
  - A. Site Plan application was reviewed and amended.
  - B. Traffic projections did not meet DOT criteria for a traffic study threshold of one hundred vehicles per hour. Chairman Gotcsik will make traffic letter available and include it in the Pathstone file in the CEO office.
  - C. No changes to the Agricultural Statement.
  - D. Attorney Lenahan will draft a letter notifying all interested agencies of the Planning Board's intention to declare itself Lead Agency for SEQRA regarding the Cobblestone Green project.
3. Environmental Assessment Form Part 1(EAF Part 1) – a review of each question was completed.
  - A. It was noted that this development will be considered a NYSERDA Tier 3 project with a close to net zero energy efficiency (HVAC, insulation, hot water, light fixtures and solar)

4. Environmental Assessment Form Part 2 (EAF Part 2) – a preliminary review of each question was completed.
5. The Village of Lima will require a \$35,000 bond (estimated cost to mill and resurface road) to safeguard against construction vehicles damaging McDonald Drive.
6. The project will meet the current Night Sky Compliant codes.
7. Mr. Britton asked to have a licensed professional look at the planting list with regards to our arboricultural standards as some are not salt tolerant. He also requested more variety of plants around the foundations. Mr. Tomlinson stated he will take a look at these requests.
8. Retention Pond Fencing - Mr. Childs requested clarification of design for the fencing. Mr. Tomlinson stated it would be a pressure treated three rail wooden fence with black vinyl fabric. Discussion was held around the berm and plantings east of the pond.
9. Refuse Enclosures were discussed in relation to number of refuse totes and required fencing. The Board did not want more area fenced in then what was required to contain the totes.
10. Park Fees - The Village Board communicated via CEO all permit fees related to the project including park fees to Pathstone.
11. Chairman Gotcsik asked for examples of other Pathstone projects that would be similar to Cobblestone Green. While there are no exact replicas they do have three other projects in various stages of construction that we can visit.
  - A. Eastman Reserve at 301 Eastman Ave, Rochester, NY14615
  - B. Wedge Point at the intersection of Byron Street, South Clinton and Mt. Hope.
  - C. Skyview Commons in Irondequoit near the former mall on Eastridge Rd. (in the former Sears building)
12. Mr. Britton asked Mr. Tomlinson to provide a sample fence material for the storm water pond enclosure.
13. Chairman Gotcsik requested an agreement providing preference for senior citizens in the seven units at the east end of the development for a set period of time possibly three months. He asked that a wait/priority list be kept by Pathstone to accommodate seniors.

#### **CEO Report**

The CEO Report was distributed.

#### **Secretary Report**

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

At 8:31p.m. Mr. Childs made a motion, seconded by Mr. Britton to adjourn the meeting. The motion unanimously passed.

Respectfully submitted,  
GiGi Correll  
Planning Board Secretary