

A regular meeting of the Town/Village of Lima Planning Board was held on Wednesday, February 19, 2024, at 7:00 PM at the Lima Town Hall 7329 E Main Street, New York 14485

PRESENT: Chairman Wayne Childs, Members: Christine Steerman, Chris Harvey and John Wadach and Secretary Sharon M. Knight, MMC/RMC

ABSENT: Vice Chairman Andrew Britton, Members Jacob Button, Matthew Grant, and Larry Kramer

VISITORS: Scott Caccamise

Chairman Childs called the meeting to order at 7:00 P.M. and led everyone in the Pledge of Allegiance.

### **DISCUSSION – EMAIL ACCESS**

There was discussion on some Members not having access to their email. Secretary Knight will send a test email and would like everyone to respond. Member Harvey will contact our IT for assistance.

### **RESOLUTION #2-2025 APPROVE THE MINUTES DATED JANUARY 15, 2025**

On motion of Chairman Childs, second by Member Wadach the following resolution was ADOPTED AYES 4 NAYS 0 ABSENT 4 MEMBERS GRANT, BRITTON, BUTTON AND KRAMER

**RESOLVE** to approve the minutes of January 15, 2025 as presented.

**Vote of the Board: Chris Harvey – Aye, Christine Steerman – Aye, Larry Kramer, Absent, Jake Button – Absent, Vice Chairman Andrew Britton - Absent, Matthew Grant – Absent, John Wadach – Aye, Chairman Wayne Childs – Aye**

### **DISCUSSION COMPREHENSIVE PLAN UPDATE**

Chairman Childs opened the Board's discussion that including but was not limited to following:

Member Wadach reported on his presentation regarding updating the Comprehensive Plan at the last Town Board meeting. The Town Board did not take official action but seemed to be interested. He did not attend the Village Board Meeting but did provide a summary sheet. A formal recommendation to both the Village and Town Boards would be the next step.

Secretary Knight attended a Municipal Clerks Breakfast and Roundtable - Hosted by Senator Helming. She recommend checking on Energy Grants for financial support for updating the Comp Plan.

Chairman Childs spoke with Jenny Lowenstein at the General Finger Lakes Regional Planning, and they may be able to provide a low-cost service. The next step would be to sit down and talk about how their program works and how they can help us. They have worked with the County and the Village of Lima with success.

Member Wadach had scheduled a meeting with Heather Ferrero, Livingston County Deputy Planning Director, but had to cancel.

Chairman Childs asked if there were any further questions. Member Steerman asked what the Board could do in preparation and the response is to read through our plan and make a list of suggested changes. Also, to look at comparable Comprehensive Plans. The date of our current plan is 2008 and the focus was very different to what we have now. An important part in an update is outreach within the community.

The grant process will be very competitive. Housing requirement will need to be updated by the Village.

This Planning Board is in a very good place to take on this project. Planning for a subcommittee would be advantageous.

Further discussion is scheduled for the next Planning Board Meeting.

### **DISCUSSION – ITEMS IN THE QUEUE**

Chairman Childs provided an update on items we maybe hearing about. He shared the processes for approval of subdivisions.

The applications come in through the Code Enforcement Officer.

Minor (expedited) subdivisions can be approved through a majority vote of the Planning Board Chairman, Code Enforcement Officer and Town Engineer. A check list of requirements is followed for this procedure.

Major subdivisions are considered through the Planning Board and require legal notices, site plan review, SEQR, Environmental Impact, etc.

It is the Code Enforcement Officer responsibility to review application and determine if the subdivision is a minor or major.

Some applications cannot be approved according to the code. If this occurs, the Code Enforcement Officer is required to identify which codes are not being followed and the application is forward to the Zoning Board of Appeals for consideration.

A recently received application from Donald Knab for a subdivision on Raxon Street does not have the 150 minimum street front requirements and will need to go before the Zoning Board of Appeals. There are many lots in the area that do not meet the minimum requirements and are preexisting non-conforming lots. Attorney Campbell confirmed this application would need to be brought before the Zoning Board of Appeals. Member Waldach stated this would meet the requirements in the Village. After a lengthy discussion it was acknowledged that our code is out-of-date when comparing it with other communities. It was acknowledged that this is a decision of the Zoning Board of Appeals. This is an example of a Smart Growth Principal that we will be working towards. The street has public water, and it makes sense to make a change in the Comprehensive Plan in the future for these types of applications. The Board took the following action.

**RESOLUTION #3-2025 APPROVE CHAIRMAN CHILDS TO SEND A LETTER TO THE ZONING BOARD OF APPEALS**

On motion of Member Wadach, second by Member Harvey the following resolution was ADOPTED AYES 4 NAYS 0 ABSENT 4 MEMBERS GRANT, BRITTON, BUTTON AND KRAMER

**RESOLVE** to approve Chairman Childs to write a letter to the Zoning Board of Appeals Chairman regarding an application received from Donald Knab for a subdivision on Rezon Street.

**Vote of the Board: Chris Harvey – Aye, Christine Steerman – Aye, Larry Kramer, Absent, Jake Button – Absent, Vice Chairman Andrew Britton - Absent, Matthew Grant – Absent, John Wadach – Aye, Chairman Wayne Childs – Aye**

**DISCUSSION - COMBINING THE PLANNING AND ZONING BOARD OF APPEALS**

There was discussion on the absentee of the Member Button and his request to change the meeting day from Wednesday evening. A recommendation to hold both the Planning and Zoning Board of Appeals at the same time was considered. Secretary Knight will reach out to the Zoning Board of Appeals for further discussion.

**DISCUSSION – ITEMS IN THE QUEUE-continued**

Chairman Childs shared the three current applications for farmland preservation. The Genesee Valley Conservancy has asked for a templated letter of support. The three applications are Logic Brothers, Tri Acres and Roseck. It's recommended that we develop a list of criteria to use for providing letters of support on future applications. The landowners receive compensation from New York State for restrictions of development rights. Balanced growth will be a part of the updated Comprehensive Plan and will be considered for inclusion in the update. Each generic letter will be brought before this Board prior to submission.

The Shandra site plan application is expected to be brought back in the Spring. An informal County Planning review was conducted. Many questions were asked as this property is in the Development District.

Secretary Knight reported that Member Grant let me know he would not be available for tonight's meeting.

**DISCUSSION - TRAINING**

Secretary Knight asked for confirmation of receipt of training opportunity scheduled next week by NYMIR. Members requested access to online training that does not require a specific time frame.

**DISCUSSION - PUBLIC COMMENTS**

Visitor Scott Caccamise addressed the Board and there was a lengthy discussion of the proposed Water District #5. The Town Board will be considering approval for a permissive referendum on the 4<sup>th</sup> of March and a letter of support was requested by Mr. Caccamise. The request was deliberate including but not limited to smart growth, Livingston County Water Authority, the placement of the water lines, industrial zoning does not have infrastructure, debt service, USDA support, the petition process requiring five percent of the last Gubernatorial election, WIHA's funding timeline, density and future development. The Board took the following action.

**RESOLUTION #4 AUTHORIZATION OF THE CHAIRMAN TO PREPARE LETTER TO THE TOWN BOARD REGARDING PROPOSED WATER DISTRICT #5**

On motion of Member Harvey, second by Member Steerman the following resolution was ADOPTED AYES 4 NAYS 0 ABSENT 4 MEMBERS GRANT, BRITTON, BUTTON AND KRAMER

**RESOLVE** to approve Chairman Childs to write a letter to the Town Board regarding proposed water district #5.

**Vote of the Board: Chris Harvey – Aye, Christine Steerman – Aye, Larry Kramer, Absent, Jake Button – Absent, Vice Chairman Andrew Britton - Absent, Matthew Grant – Absent, John Wadach – Aye, Chairman Wayne Childs – Aye**

The meeting adjourned by the motion of Member Steerman and seconded by Member Harvey at 8:50 P.M.

Respectfully submitted by:

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Sharon M. Knight, MMC/RMC, Secretary

Planning meeting in February. Consolidate Funding Applications

The meeting adjourned by the motion of Member Grant and seconded by Member Harvey at 8:21 P.M.

Respectfully submitted by:

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Sharon M. Knight, MMC/RMC, Secretary