

A regular meeting of the Town/Village of Lima Planning Board was held on Wednesday, March 18, 2026, at 7:00 PM at the Lima Town Hall 7329 E Main Street, New York 14485

PRESENT: Chairman Wayne Childs, Members: Chris Harvey, Elaine Walker, and Larry Kramer, and Alternate Member Christine Steerman

ABSENT: Members Jacob Button, Mathew Grant, and Vice Chairmen Andrew Britton

OTHERS: Code Enforcement Officer Charlie Floeser, and Secretary Sharon M. Knight, MMC/RMC

GUESTS: Applicant representative Dan Holtje

VISITORS: Richard Starr, Kevin Verschneider and Monique Weaton

RESOLUTION #3-2026 APPROVAL OF MINUTES DATED FEBRUARY 18, 2026

On motion of Member Steerman, second by Member Harvey the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 3 Vice Chairman Andy Britton, Matt Grant and Jacob Button

RESOLVE to approve the minutes of February 18, 2026 as presented and posted on the Town of Lima Website.

Vote of the Board: Chris Harvey – Aye, Alternate Christine Steerman – Aye, Larry Kramer - Aye, Mathew Grant – Absent, Elaine Walker – Aye, Jake Button – Absent, Vice Chairman Andrew Britton – Absent, Chairman Wayne Childs – Aye

DISCUSSION OPEN PUBLIC HEARING

Chairman Childs opened the public hearing, and stated the legal notice was posted. He provided an overview of the application to subdivide a previously approved site plan. The subdivision is expected to be for commercial use. The Town of Lima Code allows for an expedited approval process for some subdivisions. It requires two approvals between the Town Engineer, Code Enforcement Officer and/or Planning Board Chairman. Chairman Childs reported of his discussion with Attorney Campbell, and they agreed this application did not meet the requirements for an expedited process due to the property having a site plan approval with the consideration of the entire property acreage. Therefore, it would need to come before the Planning Board for review and consideration of subdivision approval. If approved, the purchaser of the subdivided property would be required to come before this board for a new site plan if they were to develop the property.

Chairman Childs reiterated we are making sure our previously approved site plan continue to meet the conditions the Board set and there are no concerns.

The subdivision application is complete; however, fees need to be paid.

The subdivision meets the definition of the Town Code, Road frontage requirement, and minimum lot size.

Completed SEQR at the previous site plan review and was again reviewed as this hearing.

County Referral is not required.

One of the conditions was to plan for eight buildings and storage. To date three buildings have been built. If the application is approved there is still adequate acreage for the next required phase of development per the previously approved site plan.

Chairman Childs asked for both Board and Public comments and they follow:

The existing plan is still viable with the subdivision being considered.

The parcel being sold allows the original site plan to still hold true.

RESOLUTION #4-2026 APPROVAL OF MINOR SUBDIVISION LOCATED AT GALE ROAD TAX MAP # 27.-3-12.1

On motion of Member Harvey, second by Member Steerman the following resolution was ADOPTED AYES 5 NAYS 0 ABSENT 3 Members Britton, Grant and Button

RESOLVE to adopt the Planning Board Report prepared for Bryce Way, 2419 Plank Road, Tax Parcel 47.-1-29.11.

Vote of the Board: Chris Harvey – Aye, Alternate Christine Steerman – Aye, Larry Kramer - Aye, Mathew Grant – Absent, Elaine Walker – Aye, Jake Button – Absent, Vice Chairman Andrew Britton – Absent, Chairman Wayne Childs – Aye

DISCUSSION – UPDATE COMPREHENSIVE PLAN

Member Walker open discussion her willingness to assist on updating the Town of Lima Comprehensive Plan. The following were considered by the Board:

Public involvement

It was questioned in the Town Code was updated after the last Comprehensive Plan was adopted.

Town and Village Park Plan update

Tax base crisis

Solar issue and misinformation circulating

NYS Department Guidelines

Septic requirements

Involvement from other Boards and the Public

At the April Planning Board Meeting ideas will be brought by Members Walker and Steerman for continued discussion.

The meeting adjourned by motion of Member Walker and seconded by Member Harvey at 8:10 P.M.

Respectfully submitted by:

Sharon M. Knight, MMC/RMC Secretary