

A regular meeting of the Town/Village of Lima Planning Board was held on Wednesday, May 20, 2026, at 7:00 PM at the Lima Town Hall 7329 E Main Street, New York 14485

PRESENT: Chairman Wayne Childs, Vice Chairman Andrew Britton, Members: Chris Harvey, Elaine Walker, Larry Kramer, Jacob Button, and Alternate Member Christine Steerman

ABSENT: Member Mathew Grant

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

APPLICANTS: Teach 2 Learn Shannon Weigel and Steve Weigel, owner of the property Josh Carley, HFL Pickleball Andy and Ashley Oberg

VISITORS: Scott Caccamise

RESOLUTION #5-2026 APPROVAL OF MINUTES DATED MARCH 18, 2026

On motion of Member Harvey, second by Member Kramer the following resolution was
ADOPTED AYES 7 NAYS 0 ABSENT 1 Member Matt Grant

RESOLVE to approve the minutes of March 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 – Aye, Vice Chairman Andrew Britton – Aye, Chairman Wayne Childs – Aye

DISCUSSION OPEN PUBLIC HEARING

Chairman Childs opened the public hearing to consider an application for a site plan for property located at 7285 Gayle Road, tax map number 27.– 3–1 2.134. Chairman Childs reported a pre-application meeting was held to assist the applicant for preparation of tonight's meeting. He requested the applicant describe the site plan application.

Shannon and Steve Weigel shared their plan. Shannon founded Teach 2 Learn with 3 girls in 2013 and is currently serving just under 600 girls. There are multiple programs within seven counties. Life skills, academics, and gym will be offered serving 11 – 19-year-old girls. The property has been used as educational, and the proposal will continue to be educational. A submission statement was provided.

A pole barn will be placed on a concrete pad and will be heated. There is existing plumbing.

A six-foot fence will be built for the playground.

Families will be bringing in the students and entrance on Gale Road will be highly recommended often for driveway access and traffic flow. The highest traffic points of the day would include

DISCUSSION OPEN PUBLIC HEARING-continued

approximately 80 vehicles at 9:00 A.M. and again at 5:00 P.M. We will be offering a breakfast club to those that will start earlier. There are more than 100 current parking spots. There is not a change in parking, usage, or lighting.

The Rush-Henrietta School calendar is followed along with extra summer classes.

The Board reviewed the Short Environmental Assessment Form, and a change was made to check off Suburban on question number fourteen.

Current hours of operation are Monday & Tuesday 8–5, Wednesday, 9-3 and closed Thursday and Friday.

The owner of the property, Josh Carley, was in attendance and stated he approved of the application and had signed the sale documents. They are just waiting for the Attorneys to close the transfer of the property.

The Board reviewed and discussed the required documents including the Application for Site Plan Approval, the Short Environmental Assessment Form Part, the Agricultural Data Statement, and the stamped engineer drawing of the site and utility plan. The Board and Applicant asked and answered questions such as the height of the fence. Chairman Childs asked for any additional comments from both the public and the Board, hearing none the public hearing ended and the following action was taken.

RESOLUTION #6-2026 APPROVAL OF SITE PLAN APPLICATION FOR PROPERTY LOCATED AT 7285 GALE ROAD, TAX MAP #27.-3-12.134

On motion of Member Harvey, second by Member Kramer the following resolution was ADOPTED AYES 7 NAYS 0 ABSENT 1 Member Matt Grant

RESOLVE to approve the Site Plan Application for property located at 7285 Gale Road, tax map #27.-3-12.134 with the following restrictions:

1. No construction, building, or sitework can occur until ownership is complete (sale close).
2. No building permits to be issued until sale closing.
3. This conditional approval expires after 30 days if ownership does not convey in that time.

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

DISCUSSION OPEN PUBLIC HEARING

Chairman Childs opened the public hearing to consider an application for a site plan for property located on NYS Route 15A/Rochester Road, north of the Village/Town line, tax map number

DISCUSSION OPEN PUBLIC HEARING-continued

27.-3-12.133. Chairman Childs reported a pre-application meeting was held to assist the applicants for preparation of tonight's meeting. He requested the applicants describe the site plan application.

The plan includes six indoors pickleball courts and a community lounge. Hours 6 am – 10 pm with no peak time. Mix of membership style that will have access and drop-in play. They will be open seven days a week. Entrance on existing road on 15A that is a shared road with an easement. They are the recent owners of the property.

Highlights include:

There are 29 parking spots, the Ag. Data Statement was emailed, Licensed Professional Engineer Structural Design Calculations for the HFL Pickleball Courts, and AI generated drawings and maps.

There was a review of the Short Environmental Assessment Form Part 1, and a change was made to check Agriculture to question number four, answer yes to question number 8A, and question number 18 was changed to Yes.

There was a review of the Livingston County Staff Report dated May 14, 2026 and the Livingston County Planning Board dated May 15, 2026.

Multiple items were missing from the application that had been reviewed at the pre-application meeting. The hearing will be kept open, and the application will need to come back to the Board for continued consideration of approval.

Board comments included:

Very tasteful metal building that faces the road. Would like to see plans that have breaks within the large wall for esthetic purposes.

Also needed will be a clear building address for emergency vehicles and additional/improved overflow parking.

A substantial part of the application is ready to go. There are details that are missing and will need to be provided prior to the next meeting to allow our secretary to provide to our Board Members for their review. They are as follows:

1. Archeological Survey of the property.
2. Stormwater plan being put in place.
3. TOPO to be completed or provided.
4. Landscape plan to scale.
5. Hardpack around back for fire apparatus - to be part of Engineering drawings.
6. Completed engineering drawings.
7. Chairman to provide a copy of 15A plan to Secretary.
8. No work is to begin prior to Planning Board approval.

The next meeting scheduled on June 17, 2026 at 7:00 P.M.

The meeting adjourned by motion of Member Button and seconded by Member Krammer at 8:40 P.M.

Respectfully submitted by:

Sharon M. Knight, MMC/RMC Secretary