

## Unofficial Minutes

A regular meeting of the Town Board of the Town of Lima, County of Livingston and the State of New York was held at the Town Hall, 7329 East Main Street, Lima, New York, on the 6th day of January 2026 at 6:30 P.M.

Notice was printed in the Mendon-Honeoye Falls-Lima Sentinel.

Present: Supervisor, Jon Cates  
Councilperson, Christopher Doe  
Councilperson, Adam Lewis  
Councilperson, Steve Werner  
Councilperson, Ron Blodgett  
Town Attorney, Jim Campbell  
Deputy Town Clerk, Laurie Arner

Guest(s): See attached Town Board Meeting Sign-In Sheet – January 6, 2026

Supervisor Cates called the meeting to order at 6:30 P.M., with the Pledge to the Flag.

### **Roll Call**

Quorum of the Board is present

### **Approval of the Agenda**

Supervisor Cates requested an amendment of the agenda to allow Sheriff Scott Patterson to speak concerning dog control.

Upon motion by Councilperson Werner to approve the amended agenda, seconded by Councilperson Blodgett, the vote was unanimous

CARRIED            Ayes: 5        Blodgett, Cates, Doe, Lewis, Werner  
                         Nays: 0

### **Dog Control**

Sheriff Scott Patterson explained the recent changeover in dog control services from the Health Department to the Sheriff's Office resulting in a faster response time. Please contact 585.243.7100 should you have a dog control request.

### **Supervisor's Report**

Supervisor Cates stated he is interested in making thoughtful decisions in the best interests of the public. A Video Zoom link has been offered to the public to access the Board Meeting. This is not live on Facebook.

### **Open Public Hearing Proposed Local Law # 1 - General Business Overlay District on Plank Road**

Supervisor Cates reiterated the public guidelines. Attorney Campbell read the legal notification. The public hearing opened at 6:40pm. M. Petroski read a letter of support for the district in which the comprehensive plan was mentioned.

### **Public Comments on the Agenda**

No Public Comment

### **Reports from Town Officials**

Reports from the Town Clerk, Highway Superintendent, Code Enforcement Office, Assessor and Attorney were all submitted and sent to each Board Member. No comments from the Board.

Highway Superintendent Parslow updated the Board on: the recent activity during the snow storm, repairs need on roads, and placement of Horse/Buggy Signs.

### **Boards and Committees**

The Planning Board and Zoning Board of Appeals did not meet.

The Library stated the payment for insurances, which was overlooked, has been allocated for payment. Attorney Campbell suggested moving forward and put past bills on hold as it may create issues trying to correct past years which have closed the books.

Deb Lund requested the Town Board appoint Leta Button to a 5 year term on the Lima Library Board.

Upon motion by Supervisor Cates to appoint Leta Button to a 5-year term on the Lima Library Board, seconded by Councilperson Blodgett, the vote was unanimous

CARRIED                      Ayes: 5              Blodgett, Cates, Doe, Lewis, Werner  
Nays: 0

The Crossroad Council and the Town Solar Committee does need representation from the Town Board.

There will be a Community Connection meeting at the Lima Diner on Saturday, January 10, at 10am. This group is forming to assess, create and accomplish projects within the community.

The Pumpkin Festival will have a planning meeting on February 5 at 7pm at the Town Hall. A seed giveaway is planned for May 2 from 1pm-4pm at the Town Hall.

### **Close Public Hearing for Proposed Local Law # 1 - General Business Overlay District on Plank Road**

Close Public Hearing at 7:40pm. No public Comment.

Upon motion by Councilperson Blodgett to close the public hearing for Proposed Local Law # 1 - General Business Overlay District on Plank Road, seconded by Councilperson Werner, the vote was unanimous

CARRIED                      Ayes: 5              Blodgett, Cates, Doe, Lewis, Werner  
Nays: 0

### **Old Business**

#### **Siemens Energy Services**

Lighting and insulation are complete. EV charging system at the Library is progressing – rates are being calculated and a point of sale will be installed. The solar panels on the Library are smaller than planned but will continue to

produce revenue to pay for the library's electric. ADA compliancy construction is now underway.

A proposal to fix the elevator has been received and is currently being assessed.

### **Water District #5**

Eric Weiss, CPL, and Jason Molino, LCWSA, updated the Board as to the project schedule and the possible future location of the pump station on Doran Road. Drawings for the project are available in the Office and at <https://lcwsa.us>. M. Petroski requested an alternative option other than a pump station.

### **Town Solar Law**

Need a Councilperson to join the committee.

### **Commins Cemetery**

Survey is underway to determine easement for access

### **New Business**

No New Business

### **SEQR Determination**

Attorney Campbell read the SEQR Determination survey concerning the environmental impact the General Business Overlay District on Plank Road may cause. The Board members answered "no" to all 18 questions.

TOWN BOARD

TOWN OF LIMA

COUNTY OF LIVINGSTON

### **RESOLUTION No. 29 of 2026**

At a regular meeting of the Town Board of the  
Town of Lima, Livingston County, State of New York,  
held at the Lima Town Hall on January 6, 2026

**RESOLUTION CLASSIFYING PROPOSED LOCAL LAW NO. 1 OF THE YEAR 2026,  
(A LOCAL LAW TO AMEND AND SUPERSEDE AS APPLICABLE THE ZONING MAP  
OF THE TOWN OF LIMA AS OFFICIALLY ADOPTED TO CREATE A GENERAL  
BUSINESS OVERLAY ZONE, TO ADD CERTAIN PERMITTED USES AND  
ASSOCIATED REGULATIONS RELATING TO GENERAL BUSINESS USE FOR A  
LIMITED PORTION OF THE TOWN THAT IS LOCATED ON THE EAST SIDE OF  
PLANK ROAD OTHERWISE ZONED AS AGRICULTURAL USE DISTRICT, AND TO  
MODIFY CERTAIN PROVISIONS OF THE ZONING ORDINANCE OF THE TOWN OF  
LIMA TO EFFECTUATE SUCH OVERLAY ZONE) AS A TYPE I ACTION,  
ESTABLISHING LEAD AGENCY AND DETERMINING THE SIGNIFICANCE OF  
SUCH ACTION, AND DIRECTING THAT THE NEGATIVE DECLARATION BE  
PUBLISHED IN ACCORDANCE WITH SEQRA**

**WHEREAS**, the Town of Lima (the “Town”) has proposed a local law to amend and supersede as applicable the zoning map of the Town of Lima, Livingston County, New York, as officially adopted to create a general business overlay zone to add certain permitted uses and associated regulations relating to general business use for a limited portion of the Town that is otherwise zoned as Agricultural Use District, and to modify certain provisions of the Zoning Ordinance of the Town of Lima to effectuate such overlay zone (“Project”), and now therefore be it,

**RESOLVED**, that the Town of Lima declares itself to be Lead Agency for the Project and therefore responsible for complying with the procedural and substantive requirements of SEQRA and ultimately determining whether an Environmental Impact Statement is required in conjunction therewith; and be it further

**RESOLVED**, that based upon the review by the Town of Lima Town Board (the “Board”) of Part 1 of the FEAF and the requirements of 6 NYCRR §617.4, the Board hereby finds and determines that the proposed action is a “Type I Action” under SEQRA; and be it further

**RESOLVED**, that in reviewing Parts 1, 2 and 3 of the FEAF, the Board has taken the requisite “hard look” at the proposed Project/action as it relates to the criteria 6 NYCRR §617.7 (c) and when compared against those criteria has determined:

- (i) there will not be a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic noise levels; a substantial increase in solid waste

- production; a substantial increase in potential for erosion, flooding, leaching or drainage problems;
- (ii) there will not be large quantities of vegetation or fauna removed from the site or destroyed as the result of the proposed action; there will not be substantial interference with the movement of any resident or migratory fish or wildlife species as the result of the proposed action; there will not be a significant impact upon habitat areas on the site; there are no known threatened or endangered species of animal or plant, or the habitat of such species; or, are there any other significant adverse impacts to natural resources on the site of the planned improvements;
  - (iii) there are no known Critical Environmental Area(s) on the site of the planned improvements which will be impaired as the result of the proposed action;
  - (iv) the overall intent of the Project is not inconsistent with any participating municipalities' Comprehensive Plan or zoning/ land use recommendations;
  - (v) the site of the proposed zoning changes that constitute the Project will not negatively impact an identified archaeological sensitive area;
  - (vi) there will not be an increase in the use of either the quantity or type of energy resulting from the proposed action;
  - (vii) there will not be any hazard created to human health;
  - (viii) there will not be a change in the use of active agricultural lands that receive an agricultural use tax exemption or that will ultimately result in the loss of ten acres of such productive farmland;
  - (ix) there will not be a larger number of persons attracted to the site of the planned improvements for more than a few days when compared to the number of persons who would come to the site absent the action;
  - (x) there will not be created a material demand for other actions that would result in one of the above consequences;
  - (xi) there will not be changes in two or more of the elements of the environment that when considered together result in a substantial adverse impact; and
  - (xii) there are not two or more related actions which would have a significant impact on the environment; and be it further

**RESOLVED**, that the proposed action, if undertaken, is not one that may include the potential for at least one significant adverse environmental impact, nor will it result in an actual significant adverse or negative environmental impact; and be it further

**RESOLVED**, that because of the above findings and determinations (and those specific and detailed findings as set forth in Part 2 of the FEAF which are incorporated herein by reference), no Draft Environmental Impact Statement need be prepared; and be it further

**RESOLVED**, that this determination constitutes a negative declaration for purposes of SEQRA and it has been prepared in accordance with Article 8 of the Environmental Conservation Law; and be it further

**RESOLVED**, a copy of this resolution shall be placed on file in the office of the Lima Town Clerk, where the same shall be available for public inspection during business hours and such notice of negative declaration shall be filed in such offices, posted in such places and published in such manner as shall be necessary to conform to the requirements of SEQRA.

Dated: January 6, 2026

Vote of the Board:	Jon Cates	Aye
	Ron Blodgett	Aye
	Steve Werner	Aye
	Adam Lewis	Aye
	Christopher Doe	Aye

**BY ORDER OF THE TOWN BOARD  
OF THE TOWN OF LIMA**

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Jennifer A. Heim, CMC, RMC,  
Town Clerk

Upon motion by Councilperson Werner to approve the negative declaration entered on the SEQR Determination Part 3 and to approve Supervisor Cates to sign, seconded by Councilperson Blodgett, the vote was unanimous  
CARRIED            Ayes: 5            Blodgett, Cates, Doe, Lewis, Werner  
                             Nays: 0

### **Adoption of Local Law # 1 - General Business Overlay District on Plank Road**

Upon motion by Councilperson Blodgett to approve Local Law # 1 - General Business Overlay District on Plank Road, seconded by Councilperson Werner, the vote was unanimous

CARRIED                      Ayes: 5              Blodgett, Cates, Doe, Lewis, Werner  
   Nays: 0

### **Approval of Abstracts of Audited Vouchers**

Resolved that the bills contained on Abstract #1 have been reviewed by the Town Board and are authorized for payment in the following amounts:

General Funds:	No. 1 through 15	\$ 25,504.43
Highway Funds:	No. 1 through 5	\$ 53,476.20

Upon motion by Councilperson Werner to approve Abstract #1, seconded by Councilperson Blodgett, the vote was unanimous

CARRIED                      Ayes: 5              Blodgett, Cates, Doe, Lewis, Werner  
   Nays: 0

### **Public Comments**

M. Petroski welcomed the new Board members and offered his knowledge to continue with current projects.

### **Town Board Comments:**

Supervisor Cates thanked Past Council Members Petroski and Carey for their service to the Town.

### **Adjourn Meeting**

Upon motion by Councilperson Blodgett to adjourn meeting at 8:41pm, seconded by Councilperson Werner, the vote was unanimous.

Respectfully Submitted by:



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Laurie Arner  
Deputy Town Clerk

## Attachments

Town Board Sign In

## TOWN BOARD MEETING SIGN-IN SHEET

DATE: JANUARY 6, 2026

Name	Address
RANDALL ZEM	DORAN RD
TERI KRUK	1830 Rochester St
Billy Carey	P.O. Box 1111
Bryce Way Massie Springs	Plank RD
Mark Petruski	2032 Poplar Hill Rd
JASON MOLINA/ERIC WES	LEAS4/CP2
Angie LINDSAY	2112 POPLAR HILL RD
Debra Lund	2219 Plank RD
S. CACCANISE	DORAN
Scott PATTERSON	LIVONIA CENTER
Mary + Joe Decker	Doran Rd.
Tam Simpson	Doran Rd
ERIC + Ginny Baker	7155 W. Main St.
Ed Welsh	2409 Doran Road
Glenn CEISNER	6658 Woodruff Rd