

A regular meeting of the Town/Village of Lima Planning Board was held on Tuesday, September 23, 2025, at 7:00 PM at the Lima Town Hall 7329 E Main Street, New York 14485

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

ABSENT: Member Mathew Grant and Secretary Sharon M. Knight, MMC/RMC

GUESTS: Annette Buchanan, Acting Secretary and Lima Town Board Liaison Mark Petroski

VISITORS: Chris Jane, Kevin Verschneider, Erin Verschneider, Tony Thomas

RESOLUTION # 5-2025 APPROVAL OF MINUTES DATED AUGUST 20, 2025

On motion of Member Harvey, second by Member Kramer the following resolution was
ADOPTED AYES 6 NAYS 0 ABSTAIN 1 Member Button ABSENT 1 Member Grant

RESOLVE to approve the minutes with the addition of Approved change “burned” to “berm” add and EAF Mapper survey is needed DEC Wetlands review and archology survey review, short form, SWIFT.

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

DISCUSSION – OPEN PUBLIC HEARING 7189 GALE ROAD, TAX MAP NUMBER 27.3.12.1234

Chairman Wayne Childs opened the public hearing at 7:15 PM and Acting Secretary Annette Buchanan read the following legal notice stating it was posted in the local newspaper *The Sentinel*, the Town of Lima website and posted on the Clerk’s bulletin board as follows:

**NOTICE OF PUBLIC HEARING
TOWN/VILLAGE OF LIMA JOINT PLANNING BOARD**

Notice is hereby given that Town/Village of Lima Joint Planning Board will hold a public hearing at its special meeting on September 23, 2025 at 7:05 p.m. at the Lima Town Hall, 7329 East Main Street, Lima, New York, to consider a site plan to constructing storage units and cottages on property located at 7189 Gale Road, tax map number 27.-3.12.133 in the Town of Lima. The application and all supporting material will be available for review at the Town Hall and at the Town of Lima website at <https://www.lima-ny.org/>.

Dated: August 21, 2025

Publish: September 11, 2025

Sharon M. Knight, MMC/RMC

Secretary Town/Village Joint Planning Board

DISCUSSION - The following changes were discussed by the Planning Board Members regarding the application at 7189 Gale Road

- Need to change on application from “Storage” and cottage sales to state “Camper and RV Sales,” which is an allowed use per the zoning code. Outdoor storage is NOT an allowed primary use per the code.
- Submission of new application with amendments is needed a requirement for conditional approval.
- Have no issues with property being an archeological site requiring a survey per research done by Code Enforcement Officer Charlie Floeser on or before 9/23/25 using CRIS online system.
- Wetlands DEC
 - Applicant was directed to directly consult with DEC regarding wetlands on site.
 - Stream possibly needs to add delineation to map and updated by a surveyor
 - Applicant must seek permits for wetlands development
 - May need to add water course from wetlands to plan
 - SWIP common plan may be required
- All neighbors were notified of construction
- Add all 6” or greater caliper existing trees to site map
- No need for traffic study waived by planning board
- EAF completed
- 2x4 need sign permit before approval
- Storm water plan must meet all DEC requirements

Chairman Childs opened the floor for public comments, and they follow:

Residents asked for Clarification on whether the Planning board was getting information regarding the property being in Wetlands from the federal government (Army Corp of Engineers) or the NYSDEC. Vice Chair Britton stated all information was to be obtained from NYSDEC.

The Applicant asked for clarification on the trees being added to plan and define (trees out in the open)

**RESOLUTION #6 APPROVAL OF SITE PLAN APPLICATION AT 7189 GALE ROAD
TAX MAP NUMBER 27.-3.12.133**

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

RESOLVE to give conditional approval of the site plan application at 7285 Gale Road,
Tax Map # 27.-3.12.133 with the following five conditions:

1. Need to change primary use on application from “Storage and cottage sales” to state, “Camper and RV Sales.” Submission of new application amendment is all that is needed for approval.
2. Applicant must consult with DEC and meet ALL requirements for development in regard to wetlands being present on the site.
3. Applicant must meet ALL SWIP requirements along with procurement of all required permits from DEC.
4. Applicant must add all watercourse/wetlands designated as relevant to development activities following DEC consult to final site drawings and add all greater than 6” caliper existing trees to final site drawing.
5. Applicant must secure a Sign Permit per Town of Lima Code for any signs installed on the site.

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

DISCUSSION – PUBLIC HEARING SITE PLAN REVIEW FOR A FACILITY AT 7285 GALE ROAD

Chairman Childs stated the applicant was not ready to provide the Planning Board with the materials needed to proceed with the site plan review at the time of the scheduled meeting. The Hearing will be rescheduled at a later date and time.

The meeting adjourned by motion of Member Button and seconded by Member Kramer at 8:05 P.M.

Respectfully submitted by:

Annette Buchanan, Acting Secretary

&

Sharon M. Knight, MMC/RMC Secretary