

A regular meeting of the Town/Village of Lima Planning Board was held on Wednesday, January 19, 2022, 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 Attorney Ericka Elliott, George Gotcsik, Doug Best, and Jake Button

ABSENT: Member Paul Osborne

OTHERS: Honorable Supervisor Mike Falk, Honorable Town Board Liaison Mark Petroski CEO Charlie Floeser, and Secretary Sharon M. Knight, MMC/RMC

VISITOR: Richard Flegel (possible Village Alternate to the Planning Board)

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

### **RESOLUTION #1 APPROVAL OF MINUTES**

On motion of Member Gotcsik, seconded by Member Britton the following resolution was ADOPTED AYES 6 NAYS 0 ABSENT 1 (MEMBER OSBORNE)

RESOLVE to approve the minutes of December 15, 2021, as presented by e-mail with two changes and to request they be published on the Town of Lima website at townoflima-ny.org and be placed in the Official Permanent Minute Book.

Vote of the Board: Ericka Elliott - Aye, George Gotcsik – Aye, Doug Best - Aye, Paul Osborne- Absent, Jake Button- Aye, Vice Chairman Andrew Britton - Aye, Chairman Wayne Childs – Aye

### **DISCUSSION - LETTER OF SUPPORT WILLARD FARM**

Chairman Childs confirmed the Board received the draft letter of support for the Conservancy application of the Willard Farm. All those in attendance appeared to approve the letter.

### **DISCUSSION – WELCOME HONORABLE SUPERVISOR FALK**

Chairman Childs welcomed Honorable Supervisor Falk to the meeting.

Supervisor Falk informed the Board of his responsibilities as Supervisor of the Town including, he is a member of the Town Board with additional duties. He is the Budget Officer and runs the day-to-day business. In this County, he serves as a Member of the Board of Supervisors and represents everyone in the County. He attends County Board of Supervisor’s meetings and committee meetings. The Chairman of the Board makes appointments to specific committees, and he serves on the Public Services Committee (Highway, Police, etc.), the GLOW Solid Water Committee including hauling trash. There is a company in Lima that is working to pick up trash that did not get a permit from the County and that is an issue that needs to be resolved. He has been appointed to the Livingston County Water & Sewer Board, and Genesee Region Planning

Council. He has hardly missed any meetings, and this gives him an opportunity to see more than anyone else in the Township.

Over the last four years the downtown is filling with businesses. There are only four homes for sale. The housing market is tight in both the Village and Town.

The 2020 Census results were shared with those in attendance by Supervisor Falk. He highlighted the results of the census as well as his thought on future projects. The following are a portion of those shared ideas.

- Time to consider adjustments to home usage
- Lima lost 151 people over the last ten years
- Two-thirds of the loss is outside of the Village
- At the County we were the sixth highest population – now we have dropped to seventh - out of seventeen
- Groveland lost 28.7 percent in their population due to the closure of the prison
- Mt. Morris retained
- The predicted trend is we will continue to lose population for the next 10-20-30 years
- Kids move away and residents stay
- The property taxes that are collected goes straight to Albany due to state mandates
- In Lima, seventy percent of the land value is outside of the Village
- Livingston County is the largest employer and is funded by sales tax, mortgage tax and user fees
- Sales taxes are collected from people that purchase things and include orders through Amazon. – Keep purchasing.
- With fewer people we have the fewer purchases and less money to fund County programs
- We collect bed taxes and ninety-five percent goes to Tourism – bed and breakfasts and Airbnb.

The question remains how we encourage growth in ten, twenty and thirty years. Where will we be and what can we do now, to slow down the population lost and maintain what we have?

- We have a bubble of people over fifty-eight years old and older – the baby boomer generation
- Gen X is fifty-seven years old
- The populations are aging out
- The older populations (the baby boomers) use more County services, including Office for the Aging
- Surrounding Towns offer age friendly housing including one level homes, mobile home communities with wider spaces and beautiful landscaping.
- Our younger population moves away, and they do not come back although we have the jobs. We have not built a connection and they do not want to live with their parents.
- The Crossroad Festival is working on building a connection with the High School

- No place for the older and younger adults. The decline is stoppable.
- A review of our Comprehensive Plan is due to be revised and we could include in-law apartments. We have many large homes that could share utilities including water.
- The Village does not allow in-law-apartments/renters, but the Town does.
- We have many large homes and tax incentives could be offered for renters
- Everyone needs workers
- There is a limited inventory of one-bedroom apartments and when available they are usually filled within a week or two.
- Looking at other communities that have or are going through this would be helpful
- Centralizing outdoor green space for community use

Looking at the Town/Village property improvements need to be planned that include use of the entire property and maybe expanding. The Village is looking at improvements, but he believes they are way too small and should be the complete project rather than piece meal. When the County presents improvements to downtowns they use the hiatus Village parking lot as an example of space that needs to make improvements. The parking lot and green space need to be completed and looked at together as one coordinated effort.

Last Spring a film “*Places to Love*”, was shot and the American Hotel was spotlighted highlighting their flight of soups. It will be Airing on the 29<sup>th</sup> of January. The American Hotel is for sale. A County Engineering study identified the deck above the front porch as unusable for seating. The sky is darkened with wires and other technology stuff. Improvements for the Village needs to take place that would move the utilities behind the buildings. A concerted effort was made to slow down and direct the traffic into the Village three years ago to increase business visibility. We still do not have a pizza business.

Other areas to concentrate on include:

- Our Master Plan was adopted 12 years ago, and it needs to be refreshed.
- FEMA – submit a plan every five years and we are charged to work towards making our Town/Village Hall a shelter by adding a standby generator and emergency notification on both the east and west sides.
- Move records upstairs.

As a Planning Board, you all get to see the big picture with the training you see and what is going on in other communities. You are encouraged to keep an eye of the future. In the end, we are the ones that are responsible for the next ten, twenty and thirty years. The decisions we make here are important. Thank you for serving on this Board.

Chairman Childs thanked Supervisor Falk for attending the meeting and sharing informative issues. All of the comments hit home and that is why we are here. While traveling to Planning conferences across the Country, communities our size are struggling with these issues. Access to professionals is a part of the solutions. Comprehensive Plans should be updated every ten to fifteen years. Recommendations will be made to the Town Board in the future and include professionals, looking at other Towns as well as community engagement.

Member Gotcsik suggested getting a copy of the Town of York SAFE grant application that was used to fund their Comprehensive Plan. We need to think about in-law apartments and the future use as rental properties. The Village/Town Park has been a great idea and the gazebo should be enlarged. Plantings are expected to start this Spring. He would be happy to share the plans at a Town Board meeting.

Member Best stated that Supervisor Falk touched on a lot of good ideas but does not agree with the seniors demanding more services. He and his wife are 74 and they do not get anything in the way of services, they pay their taxes and do not have children in the school system. On his street three families have moved in with school age children and Supervisor Falk is right that the populations are turning over. He expects two house that will be on the market in the next year or two on his street. It's not doom and gloom. The Town of Lima offers many good things such as a good school system, low crime rate, open space, clean air, and non-polluting businesses. He was working most of his career in Albany and does not agree that all our taxes go to Albany and that no money comes back. For a time, he was a grant reviewer for SEMO that was related to FEMA. We might be able to get money back for a generator. A grant application could be written, although it is an art to writing grants. The timing of submission is an important part. Most of the Board would be willing to work towards these goals.

Chairman Childs stated the information provided context and identifies some urgency in support of what was proposed in local law number two. It tried to increase tax revenue through businesses and entertainment. The Board for the most part supported the intention of that matter; however, the devil in the details cause it to be rejected. Some of the usages were not supported. The census addresses why we need to make changes to increase the revenue as the traditional ways are not going to cut it.

Vice Chairman Britton stated it makes the processes easier when we have the same vision. He fully supports the expansion of the Village green. Big supporter of public space. Thank you for coming to tonight's meeting.

Chairman Childs stated that public space provides for mixed use of space and keeps development localized. A lot of this is coming together and we look forward to working together.

### **DISCUSSION – ORGANIZATION ITEMS**

There was continued discussion on required use of Town of Lima email addresses for Members. Chairman Childs took a poll to identify the Members use of Town provided emails addresses.

Member Best shared his appreciation of assistance extended by Secretary Knight, but he did not follow up on completing the process of using the Town's email address. Member Best stated that he is having trouble with his personal computer as well as access to emails as his only option is frontier and sometimes it takes a complete day to get emails. Supervisor Falk address this concern and that the County has received dollars to work on improvements throughout the County.

Member Elliott will be contacting IT for password changes.

Chairman Childs's email has been updated to Chairman and George has been changed to member seven. Supervisor Falk stated that he mailed information an update address and password through USPS with instructions for accessibility.

**DISCUSSION – LIAISONS TO THE ZONING BOARD OF APPEALS AND AGRICULTURAL ADVISORY COMMITTEE**

Chairman Childs opened the discussion on liaison to the Zoning Board of Appeals and the Agricultural Advisory Committee.

Although not required by Town Code a liaison to the Zoning Board of Appeals is recommended by their Chairman Jim Van Dick. Chairman Childs asked if any Member would be interested in serving this position and there was not a volunteer. Chairman Childs offered to attend the next meeting.

The Town Code does require representation on the Agricultural Advisory Committee. The following is a part of the Code:

§ 3-2Formation; membership; terms of office.

A. The Committee shall be appointed by the Town Board and be composed of one resident not associated with agriculture and six members of the Town of Lima agricultural community. At least five members of the agricultural community must be residents of the Town of Lima; no more than one member of the agricultural community may be a nonresident farmer who owns and farms land in the Town of Lima.

B. One member of each of the Town Board and the Planning Board shall serve as liaison to the Agricultural Advisory Committee.

There next meeting of the Agricultural Advisory Committee is scheduled in February to discuss the Townwide Water Project.

Vice Chairman Britton offer to serve the position and the Board appeared to agree.

Town Board Member Mark Petroski is serving as a liaison from the Town Board to the Planning Board.

**DISCUSSION – OLD BUSINESS**

Chairman Childs questioned if the sign code and firewood use was sent to the Town/Village. Member Gotcsik respond, yes and he attended the last Village Board meeting, and they appreciated our comments. They discussed the next steps of the proposed law and determined it would take a few months.

Chairman Childs reported the ZBA meeting was rescheduled for the 31<sup>st</sup> of January, and they will be hearing the request for a variance application requested by Family Dollar Tree for a pole

sign. Member Gotcsik stated the law is very clear and what is being proposed does not met our code and it's larger. The ZBA will hear their request and make their decision.

Chairman Childs asked for an update on Path Stone. Member Gotcsik responded he had not heard anything other than the grant was not awarded. Elim has not offered a renewal for their entryway. This may become an issue in the future. Certainly, covid has played a part in not moving this project forward.

Vice Chairman Britton questioned when are going to be compensated for attending previous meetings. Member Gotcsik stated he has three months of minutes and will send them electronically to Secretary Knight. Other documents are requested to be provided by Board Members to assist in preparation of the Official Permanent Record of the Town of Lima and past payments to Board Members for attending meetings. Member Gotcsik recommend that each Board member review their emails and provide any electronic minutes they have to Secretary Knight. When final minutes are prepared and approved by this Board vouchers could be completed. Chairman Childs asked if individual member could make a list of all the meetings they attended. Secretary Knight stated that both would be helpful and that all minutes are required to be approved and signed. The Town Clerk would be asked to review past payments.

Member Gotcsik updated the Board on a law passed by the Town Board regarding "Complete Streets" that would provide an extended sidewalk/trail all the way to Honeoye Falls. Then Honeoye Falls would extend from the grocery store. Supervisor Falk stated that the Town Crew can do \$10,000.00 of sidewalks annually.

Chairman Childs asked for any other comments and there were none

The meeting adjourned by motion of Member Gotcsik and seconded by Member Britton at 8:13 P.M.

Respectfully submitted by:

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Sharon M. Knight, MMC/RMC, Secretary