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**LIVINGSTON COUNTY
PLANNING BOARD**

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June 9, 2023

Sharon M. Knight
7329 East Main Street
Lima, NY 14485

Re: Zoning Referral #2023-039, Town of Lima, Site Plan Review for a Storage Barn/Workshop addition at 1886 Dalton Road (Applicant: Tony Tondryk)

Dear Ms. Knight:

The Livingston County Planning Board, at its regular meeting on June 8, 2023, reviewed the zoning referral from the Town of Lima of the above mentioned pursuant to Sections 239-l and m of the General Municipal Law of the State of New York.

There was not a quorum present at this meeting; however, the Planning Board made an informal finding of "No Significant Countywide Impact." The Planning Board would also like to forward the following advisory comments:

1. *Advisory Comment:* According to the DEC, the proposed construction is within 100 feet of a stream to the east. Any development on this parcel should consider all adjacent natural resources.
2. *Advisory Comment:* The Applicant should be sure to include detail regarding wastewater utilities in their proposal, and whether the local stream will be disturbed by the connection.
3. *Advisory Comment:* If not done already, the Town should complete the SEQR process before final action is taken.
4. *Advisory Comment:* The Applicant should demonstrate whether the eight parking spaces indicated on the site plan are new or existing, and are in compliance with Town zoning requirements for setbacks.
5. *Advisory Comment:* If not done already, the Applicant should verify that existing vegetation will remain, and ensure the proposed construction includes adequate buffering and screening to the satisfaction of the Town Code Enforcement Officer.
6. *Advisory Comment:* All lighting should be Dark Sky compliant and designed in a way that does not negatively impact adjacent properties, and are in compliance with shielding requirements per Town Code.

7. *Advisory Comment:* If not done already, the Applicant should ensure the workshop and storage areas will meet Town regulations regarding oil traps and other catchments.

Thank you for submitting the proposed for County Planning Board review. A copy of the Staff Report has been included for your information. If you have any questions regarding this referral, please do not hesitate to call me or Deputy Planning Director Heather Ferrero at 243-7550.

Sincerely,



Ted Griswold
Planner

cc: Alexander Pierce, Chairman, Livingston County Planning Board
Dennis Neenan, Town of Lima representative, Livingston County Planning Board
Tony Tondryk, Applicant