

## STAFF REPORT

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

June 8, 2023

#### Description of the Proposal

The Town of Lima is reviewing a proposal for the construction of a new workshop and storage barn on Dalton Road. The proposal includes 2,576 SF of storage and workspace with associated landscaping. The Site Plan shows two proposed buildings: a 24 x 24 SF workshop and a 50 x 40 SF barn respectively, both built to the east of existing buildings on site, to be used as a workshop and storage barn for the existing Excavation and Paving Business. There is also a berm facing the property front to the east for additional landscape screening from Dalton Road.

A public hearing is scheduled for June 21, 2023.

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#### INTER-COMMUNITY & COUNTY-WIDE ISSUES

- 1. Municipal Notification.** This proposal involves lands that are within 500 feet of the Village of Lima's boundary. The public hearing is scheduled for June 21, 2023.
- 2. Traffic.** The site accesses Dalton Road approximately 200 feet north of Routes 5 & 20. Dalton Road comprises the western border of the Village of Lima, and any potential traffic increase due to the site development may affect patterns in both the Town and the Village of Lima. However, the short SEQR form indicates that there should not be an increase in truck traffic resulting from the construction.
- 3. Natural Resources Inventory.** According to the DEC, the proposed construction is within 100 feet of a stream to the east. The Applicant's SEAF also states that the proposed site intends to connect to existing wastewater utilities, but does not contain details as to whether it will be connected to Town or Village utilities.

*Advisory Comment:* Any development on this parcel should consider all adjacent natural resources.

*Advisory Comment:* The Applicant should be sure to include detail regarding wastewater utilities in their proposal.

- 4. Agricultural District #2.** The proposed development does not involve Ag District #2.

## Local Issues

1. **SEQR.** Planning Staff believes that the proposed is an Unlisted Action under SEQR. The Applicant has submitted a Short Environmental Assessment Form for the Town to review.

*Advisory Comment:* If not done already, the Town should complete the SEQR process before final action is taken.

2. **Zoning.** The proposed is located in the General Business district of the Town of Lima, and is a permitted use. The site abuts residential and agricultural zones to the north, residential plots to the south, and the Village of Lima to the east. Per Town Zoning law, the side setbacks for the barn extension have been met. Setbacks for the parking spots could not be determined based on the provided materials.

*Advisory Comment:* The Applicant should demonstrate that the indicated eight new parking spaces are in compliance with town zoning requirements for setbacks.

3. **Landscaping and Lighting.** The submitted materials included a rough landscaping and lighting plan. The plan does not state whether there would be tree removal involved during construction that could impact buffering to adjacent residences. The landscaping plan shows a proposed berm directly to the east of the proposed construction facing the front of the property, with notes that it would contain 1.5” to 2” caliper maples and pines trees for additional screening for the new construction. The lighting plan and included materials depict a single light mounted on the front of the new building. The specifications included depict the proposed light as a 50-Watt equivalent LED (5000K). Town Code requires that all lights over 1000 lumens include shielding to avoid light trespassing on adjacent properties.

*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.

*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.