



Memorandum

To: John Kiefer, Chair
Cc: Planning Board members
From: Planning Department
Subject: Site Plan Review – 19 Quarry Road, Tax Parcel 67.-1-67.3
Date: February 12, 2020

In 1989, the Town of Dryden's Zoning Board of Appeals (ZBA) granted a Use Variance to Precision Builders, allowing the construction and operation of a woodworking facility at 19 Quarry Road. In 1996, the ZBA offered the unanimous opinion that the 1989 variance was transferable to Richardson Brothers Electrical, Inc., an electrical contracting business. In 2019, John Mills Electric (JME) purchased the property. JME wishes to construct a 1440 square foot, unheated pole barn for material storage.

The property is a 2.77-acre parcel in a Neighborhood Residential zoning district. Including the proposed storage building, impervious lot coverage will be approximately 24000 square feet. The maximum allowed lot coverage is 25% or 29947.5 square feet.

A simple erosion and sediment control (E&SC) plan, prepared by the Stormwater Management Officer will likely suffice for this project. However, the applicant proposes to rework/define a drainage swale. The swale leads to a pond shared by 19 Quarry Road and two other parcels. The scope of that work may trigger the need for a more detailed E&SC.

To address commercial design guideline standards, the gable end of the proposed structure facing Quarry Road will have cultured stone and cement siding.

The construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4000 square feet of gross floor area and not involving a change in use or a use variance and consistent with local land use controls is a listed Type II action (6NYCRR 617 §617.5(c)(9)) thus not subject to SEQR review.

After GML 239 review of the application, the Tompkins County Department of Planning and Sustainability determined that it would have no negative inter-government or county-wide impacts.