

TOWN OF MIDDLESEX
PLANNING BOARD
Minutes – March 3, 2010

Board Members present: Marty DeVinney, Chair; Loretta Henrie, John Gilbert, Lynn Lersch, Robert Mincer, Bruce St. Lawrence

Public Present: Mark Lipari, Donald Bow, Susan Cunningham, Steve Cunningham, Richard Testa, Rocco Venezia, William Kenyon

Agenda: Site Plan Reviews for App. #021010-SPR -Minor Subdivision for the Highland Group of Canandaigua Lake LLC for a (3) home Subdivision at 556 East Lake Road (LR District) and App. #120408-SPR for Mr. Steven Cunningham for a driveway remediation plan at 1265 South Lake Rd., Middlesex (LR District)

Chairman DeVinney opened the meeting at 7pm with an invitation to Mr. Rocco Venezia and Mr. William Kenyon, representing agents for the Highland Group of Canandaigua Lake LLC to present to the board their revised site map for a (3) lot minor subdivision. Mr. Kenyon asked for an approval on both a preliminary and conceptual site review. The board gave contingent site plan approval which includes the following conditions:

1. Site Map should be presented with a drawing scale consistent throughout.
2. Lot # 1's access driveway to be reshaped as it's width overlapped onto Lot #2 and should be redrafted to maintain setback requirements.
3. Water run-off and erosion concerns should be clearly defined referencing a natural gully to the south bordering the Obourne property: Lot #1 water run-off on driveway should be contained on Lot #1 so as not to impact the gully traversing down to shoreline.
Lot #1 and Lot #2 parcel runoff shall be diverted between the two.
4. Final plat shall clearly define shoreline access of Lots#1, Lots#2 as separate from each other and not shared.
5. ROW deeded to Carmens shall be further defined in collaboration with owners. Once defined, this ROW shall be shown on the final plat and will be protected/maintained as deeded.
6. All lot septic designs shall be approved by the NYS BOH in conjunction with George Barden prior to final determination by the Town of Middlesex Planning Board.
7. Final Plat shall show driveway placement in relation to driveway placements on the east side of E. Lake Road and may require County Highway review.
8. All Subdivision requirements for Final Plat and recommendations from Lu Engineer's report dated Mar. 1, 2010 shall be met before final determination is made by the Town of Middlesex Planning Board.
9. The Planning Board reserves the right for external review by any and all resources deemed necessary in making their final determination.

Site Review for Steven Cunningham of 1265 South Lake Road, Middlesex began with a review of the letter submitted by Lu Engineers dated 3/1/10 regarding their inspection of the Cunningham property. This letter made further recommendations for site remediation at 1265 South Lake Road. After some discussion, a request was made from the applicant for board approval to move forward with his engineer in meeting these recommendations. Board requested time to seek legal advice in reference to the Private Driveway/Private Road Law currently in effect and will send a letter to applicant referencing counsel advisement.

Old Business: Minor Subdivision Applications for Mr. Carter/Robert Vanderberg for a Minor Subdivision at 689 E. Lake Rd. and for Ms. Nancy Robinson at Viewboard and South Hill Roads are filed as approved. Due to inclement weather, review by the Yates County Planning Board on 2/25 could not take place.

New Business: Board Member St. Lawrence noted that on March 15 at 2pm, a meeting would take place at the Gould property on South Lake Road referencing bank/road stabilization and erosion control measures devised by Lu Engineers. All are invited to attend.

A motion to adjourn was made by John Gilbert and seconded by Lynn Lersch. All board members present voted in favor. Motion carried and the meeting adjourned at 8:45 pm

Next month's agenda: April 7th: Minor Subdivision Site Plan Review for applicant Mr. Wayne Warren of 1828 Shay Road, Middlesex (Ag/Res District); (2) Minor Subdivisions for Ms. Darlene Schwartz of 1183 Church Street, Middlesex (Hamlet District) requesting property line reconfiguration on separate parcels: Map ID# 22.68-1-6 & 22.68-1-7 to be combined and Map ID # 22.68-1-22 for property lines to be reconfigured; Minor Subdivision Site Plan Review of applicant Betty Schaefer and represented by Rocco Venezia, agent for a subdivision of (2) lots on the east and west side of Rte. #245, south of Pierce Hill Rd.(AG/Res District); and a Major Subdivision Review for applicant Thomas Valesko representing agent for owner Pauline Valesko for subdivision of wooded acreage on the west side of Roach Rd, Middlesex, Map ID # 23.02.1.1 (AG District) to be divided into (4) lots.

Board approval of Draft PB Minutes from February 3rd.

Minutes submitted by L. Lersch/Revisions to Lsammy5@frontiernet.net