

**TOWN OF MIDDLESEX**  
**PLANNING BOARD**  
Minutes – July 23, 2009

Board Members present: Loretta Henrie, Lynn Lersch, Robert Mincer, Bruce St. Lawrence; Dawn Kane, CEO

Public Present: James Smith, Linda Sheive, Donald Sheive, Terence Klee, Eldon W. Payne, Paul Zachman

Agenda: Pre-application Site Plan Review for applicant Mr. James Smith of 118/120 East Lake Rd., Middlesex who is requesting a minor subdivision to reconfigure property deed boundaries for both parcels; Pre-application Site Plan Review for applicant Mr. Terence Klee of 344/358 East Lake Rd., Middlesex who is requesting a minor subdivision to reconfigure property deed boundaries; Preliminary Site Plan Review for applicant Mr. Terence Klee of 344 E. Lake Rd, Middlesex requesting to build a golf cart path.

Mr. James Smith presented his site plan for an initial Site Plan Review of properties in the LR District amounting to about (5) acres. Mr. Smith would like to reconfigure these parcels so that the smaller piece at #118 would be deeded to his younger brother and wife and #120 would be used sometime in the future to build a year-round retirement home.

Board discussed laws currently in effect and those slated for adoption possibly in the near future that would be of interest to Mr. Smith. A copy of the edited Subdivision Law and Private Driveway/Private Road Law was given to Mr. Smith. Determination shall be considered possibly at the next board meeting on August 5<sup>th</sup>, if all members vote to approve.

Mr. Terence Klee presented his site plan for an initial Site Plan Review of properties at 344 and 358 E. Lake Road, (LR District) of Middlesex. Mr. Klee requests a reconfiguration of his (2) properties and an adjoining parcel belonging to Mr. McCormick(Tax Map #1.76-1-3) in order to enlarge both parcels. Board discussed current and draft laws that would be of interest to Mr. Klee now and in the future. A copy of the edited Subdivision Law and Private Driveway/Private Road Law was given to Mr. Klee. The following documentation is needed for the next Site Plan Review set for August 5<sup>th</sup>, 7pm: A letter of permission from Mr. Patrick McCormick accepting such plans for reconfiguration, letter of proof that Mr. Klee is executor of estate in order to demolish a 1 story frame uninhabited cottage on property listed as #340 E. Lake Road. Mr. Klee also requested the board to review plans received tonight from Payne Construction to improve a pathway to road specs for the purpose of demolishing a (1) story frame structure on property at #340 East Lake Road. This pathway would be increased in width to 5-6' in width for the purpose of navigating a mini-excavator to remove demolished material from the site up to East Lake Road for removal. After demolition was completed this pathway would then be reverted to a golf-cart path to allow access to the lake. The board discussed the need to establish a "site visit" before determination could be made in order to determine slope and topography of the land. The date of this onsite visit will be determined at which time Mr. Klee will be contacted. A copy of the town's Stormwater Management and Erosion Control Plan will be sent to Mr. Klee for his review. If documentation requested by the board is received within (10) days of the next Site Plan Review, this application will be again reviewed on August 5<sup>th</sup>, at 7pm.

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Board members were asked to consider community residents to be nominated as a Planning Board member to fill the vacancy on the board.

Board will approve minutes and review scheduled draft edits for the Town's Zoning Law at the next scheduled meeting since (2) members of the board were absent.

Bruce St. Lawrence presented LU Engineering Firm's bill to the Town of Middlesex for Site Plan Review of the O'Brien property at 1163 South Lake Road, Middlesex, NY.

Board member St. Lawrence was also asked to represent the board in review of Ann Flax property in conjunction with LU Engineer and shared this review with the board. It was felt that the damage was due to natural sloughing of shale embankments due to natural erosion occurrences. Mr. St. Lawrence will pass this review on to the Town Supervisor, Mr. Multer.

CEO, Dawn Kane invited the board to attend a training session on Thursday, August 6<sup>th</sup> at 6pm, Town Hall. This training, sponsored by Yates County Planner, Shawna Bonshak will be part of annual training for the ZBA, PB and the TB members and will be associated with Zoning and the Purpose of Variances as they affect Town Planning. All are encouraged to attend.

Next month's agenda: Mr. James Smith and Mr. Terence Klee have requests for minor subdivisions to reconfigure their property deeds; Mr. Donald Sheive of 1159 South Lake Road, Middlesex (LR District) requests a Site Plan Review to construct a (4) posted canopied carport within the footprint of a grand-fathered retaining wall. On 7/16, Mr. Sheive was granted an area variance by the ZBA for this proposed construction.

Minutes submitted by L. Lersch / Revisions to LSammy5@frontiernet.net