

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes – December 7, 2011, 6pm

Board Members present: Marty DeVinney, Chair; Lynn Lersch, Bruce St. Lawrence
Others Present: Dawn Kane, CEO, Ms. Bonnie Sexton, Mr. J. Fields, Mr. and Mrs. John Porter, Mr. Bucky Lane, Mr. Robert Stevenson, Mr. Scott Hughes

Agenda: App. #112011-SPR/Site Plan for Mr. James Smith for a permanent dock and boat hoist slip at 660 Fisher Rd., represented by Mr. J. Fields (LR); App. #111811B-SPR/ Site Plan for Mr. Glen Quackenbush for a permanent dock and boat hoist slip at 416 East Lake Rd., represented by Mr. J. Fields (LR); App. #111911-SPR/ Site Plan for Dr. Jay Yates for a boat hoist roof over an existing dock structure at 708 E. Lake Rd., represented by Mr. J. Fields (LR); App.#111811A-SPR/Site Plan for Ms. Bonnie Sexton for a Single Family Residence on Bagley Rd, (A/R); App.#111711A-SPR/Site Plan for Mr(s). James and Norman Rowe for a lot line adjustment at 986 Newell Rd. and 6190 Viewboard Rd., (LDR); App.# 111711B-SPR/Site Plan for Mr. and Mrs. Melvin Bodine for a Single Family Residence on Dunton Rd., represented by Mr. Bucky Lane (A/R); App. #110911-SPR/Site Plan for Mr. and Mrs. Mark & Christine Moon for a Minor Subdivision of property at 1177 Upper Hill Rd., (A/R); App. #120811-SPR/ Site Plan for Mr. John Porter for remediation of a construction path & proposed retaining wall at 446 East Lake Rd., represented by Mr. Scott Hughes, (LR)

Meeting came to order at 6pm with Chairman DeVinney announcing commencement of Site Plan Reviews.

1. App. #112011-SPR/ Mr. James Smith of 660 Fisher Rd., and represented by Mr. J. Fields requests Site Plan Review for a permanent dock and boat station in the L/R Zoning District. Mr. Fields presented the application plan. After a discussion of the UDML allowable square footage requirements for the property the Planning Board moved to grant conditional approval of the site plan. Board Member St. Lawrence made the motion, with Board Member Lersch seconding it. All members present voted in favor of approval if the following conditions are met prior to permitting:
 - a. Revise Site Map showing accurate square footage of the project allowed under the Uniform Docking & Mooring Law. Removal of the term “Proposed Dock” so that the Site map matches the application.
 - b. Relabel Site Map “Retaining Wall” to become “Existing Retaining Wall”
 - c. Relabel Site Map to state “Proposed Boat Station”
 - d. High Mean Water Mark must be labeled on Site Map.
 - e. Steep Slope allowance must be noted on Site Map

2. App. # 111811B-SPR/ Mr. Glen Quackenbush of 416 East Lake Rd., and represented by Mr. J. Fields, requests Site Plan Review for a permanent dock and boat station in the L/R Zoning District. Mr. Fields presented the application plan. After a short discussion of necessary revisions to be made to the Site Map, the Planning Board made a motion to grant conditional approval of the site plan. Chairman, Marty DeVinney made the motion

with Board Member St. Lawrence providing a second. All members present voted in favor of approval if the following conditions are met prior to permitting:

- a. Relabel “Dock” as “Existing Shoreline Cribbing” and add proper dimensions to the Site Map.
 - b. Relabel “Break wall” as “Existing Break wall”.
 - c. Label “Proposed Boat Station” as such.
 - d. Site Map shows 865 Sq. Ft., however the application states 986 Sq. Ft. A revision of the Site Map is required to match the submitted application.
 - e. Label the High Mean Water Mark as such on the Site Map.
 - f. UDML Steep Slope Hardship allowance must be noted on Site Map.
3. App. #111911-SPR/ Dr. Jay Yates of 708 East Lake Rd., and represented by Mr. J. Fields, requests Site Plan Review for a roof over a pre-existing dock boat station in the L/R Zoning District. Mr. Fields presented the application plan. After a short discussion of necessary revisions to be made to the Site Map, the Planning Board made a motion to grant conditional approval of the site plan. Board Member Lersch made the motion with Board Member St. Lawrence providing a second. All members present voted in favor of approval if the following conditions are met prior to permitting:
- a. Note the application is for a “Boat Station Roof” The dock is pre-existing and should be labeled as such. Map must match the submitted application.
 - b. Remove the square footage dimensions of the existing dock as it does not pertain to project as applied for and re-label it as “Existing Dock.”
4. App. # 120811-SPR/Mr. John Porter of 446 East Lake Rd., and represented by Mr. J. Fields and Mr. Scott Hughes of Twin Oaks Lawn & Landscaping of Macedon NY, requests review for remediation of a construction path & proposed retaining wall & stair system. After a short summary by Ms. Kane, CEO and a presentation by both agents for Mr. Porter, the Planning Board made a motion to grant conditional approval of the remediation plan. Board Member Lersch offered the motion and Chairman DeVinney provided a second. All members present voted in favor of approval if the following conditions are met prior to permitting:
- Part #1/ Remediation of a construction path:
- a. Remediation plans for winter stabilization of the site shall be submitted by Mr. Fields from the office of Grove Engineering. The plans shall include hillside seeding where appropriate and returning the temporary construction road to a 6 ft. wide stone path which cannot be used as a vehicular driveway.
 - b. Mr. Fields shall install a rodent trap on the south end of the drainage pipe at roadside outlet
- Part #2/Retaining Wall and Stair System:
- a. Confirmation email from Engineer Mr. Ronald A. Samsel stating that the use of a Techo-Bloc retaining wall system will be used in the stamped plans submitted and a manufacturer’s product specification sheet shall be provided to the Town’s CEO for onsite inspection.

- b. Crushed stone to be added where the (2) drainage pipes discharge for the purpose of decreasing the flow of water runoff from behind the wall to an existing gully to the north.

- 5. App. #111811A-SPR/Ms. Bonnie Sexton owning property on Bagley Rd., Tax Map ID# 13.02-1-7 and represented by Mr. Bucky Lane as agent, requests Site Plan Review for a Single Family Residence to be constructed on 10.5 acres of vacant land in the A/R Zoning District. Ms. Kane, CEO summarized the application stating the application met all zoning requirements and the septic was approved by NYSDOH pending missing criteria. Ms. Kane read a letter from Ms. Cheryl Robbins, NYSDOH stating requirements for resubmission. After a short discussion the Planning Board made a motion to grant conditional approval pending NYSDOH final approval of the resubmitted septic design. This motion was made by Chairman DeVinney and seconded by Board Member St. Lawrence. Motion carried with all Board Members present in favor.

- 6. App. #111711-SPR/ Mr. and Mrs. Melvin Bodine owning property on Dunton Rd, Tax Map ID #13.04-1-1.11, and represented by Mr. Bucky Lane, requests Site Plan Review for a Single Family Residence to be constructed on 14 acres of vacant land in the A/R Zoning District. After a short discussion the Planning Board made a motion to grant conditional approval of the site plan. Board Member St. Lawrence made the motion with Board Member Lersch providing a second. All members present voted in favor of approval if the following conditions are met prior to permitting:
 - a. Provide better detail for driveway length and turnaround showing access to garage.
 - b. Provide detail for drainage discharge.
 - c. Site Plan Approval is pending NYSDOH approval of septic design.

- 7. App. #111711A-SPR/ Mr(s). James Rowe of 986 Newell Rd. and Mr. Norman Rowe of 6190 Viewboard Rd., owning 72.848 contiguous acres and represented by Mr. Rocco Venezia of Venezia & Associates requests Site Plan Review for a Lot Line Adjustment. Lot #1 at 986 Newell Rd. will become 23.524 acres and Lot #2 at 6190 Viewboard Rd. will become 49.325 acres in the LDR Zoning District. After a short discussion, the Planning Board made a motion by resolution to grant approval to the Site Plan request. Chairman DeVinney offered the motion by resolution which was seconded by Board Member Lersch to approve as presented. The motion carried with all Board Members present voting in favor. A Mylar and (2) paper prints will be submitted and signed by Chairman Marty DeVinney to be filed with Yates County within 65 days from signing.

- 8. App. # 110911-SPR/Mr. and Mrs. Mark & Christine Moon of 1177 Upper Hill Rd, owning approximately 27 acres in the A/R Zoning District request Site Plan Review for a Minor Subdivision. Parcel #1 will become 19.584 acres and Parcel #2 will become 7.966 acres. Ms. Kane summarized the application as meeting all current zoning requirements, having a pre-existing ROW and an existing driveway. After a short discussion, the Planning Board made a motion by resolution to grant approval to the Site Plan request. Chairman DeVinney offered the motion which was seconded by Board Member St. Lawrence. The motion carried with all board Members present voting in favor. Two paper prints were signed by Chairman DeVinney and a Mylar of the subdivision is pending signature once submitted. These are to be filed with Yates County within 65 days from signing.

Next Planning Board meeting shall be January 4, 2012. A mid-month December meeting will not be scheduled due to the holidays.

Old Business: A final draft (12/04/11) of the Steep Slope Law will be submitted to the Town Board for their review. If approved a copy will be sent to our Town Attorney, Alaine Espenscheid for review and comment before sending it to Yates County for review.

A motion to adjourn was made by Board Member Lersch and seconded by Board Member St. Lawrence. Meeting adjourned at 8:15pm.

Minutes submitted by L. Lersch/submit revisions to lynn.lersch@gmail.com