

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes

Wednesday, February 3, 2021 - 7 pm

Board Members present: Board Members: Martin DeVinney, Chair, Terry Mott, Gordon Stringer, Lynn Lersch, Bruce St. Lawrence; and Dawn Kane – Code Enforcement Officer

Public Present: Denise and David Adam, Matt Tomlinson, Peter Gorman of Marathon Engineering, Christopher & Ashley Braun; Logan Rockcastle, and Brennan Marks of Marks Engineering

Agenda: Virtual Meeting called to order at 7:00 pm

Draft PB Minutes from January 20, 2021 were reviewed. Chairman DeVinney entertained a motion to approve the draft minutes as submitted. Board Member Stringer made the motion which was seconded by Board Member Mott. The motion so carried with all Board Members present voting in favor.

Site Plan Reviews –

1. Conceptual Review – Brian Giordano, represented by Matt Tomlinson and Peter Gorman of Marathon Engineering, for new construction of a Single-Family Residence, detached garage, accessed by a new driveway. Shoreline improvements include a single 715 sf permanent dock, with on vacant parcel at 1147 S. Lake Rd, Tax ID # 21.56-1-1 (LR)

Dawn Kane, CEO introduced representing agents from Marathon Engineering who presented the application. A quick overview was given of the proposed site plan in a Steep Slope Protection Area which included a 5200 sf. 3-story Single-Family Residence and detached 780 ft. garage with new driveway on the vacant parcel with a proposed 715 sf permanent single dock at shoreline. Variances for submitted plan were requested.

Planning Board members gave a summary of what would be required in the Preliminary Review including but not limited to the following:

- A Steep Slope Application Permit to be submitted with an overlay Site Plan showing % of slopes onsite, proposed structures, utilities and lot area requirements.
- A UDML application to be submitted representing what is proposed at shoreline to include all dimensional requirements, HMWM, and their relation to all proposed structures to be fully dimensioned in compliance with the UDML.
- Proposed Site Plan should include all onsite drainage & erosion control maintenance to be compliant with Town’s Stormwater and Erosion Control Law to include management of all onsite groundwater, run-off from proposed structures, town roads and plan to divert it from contiguous parcels.
- Proposed site access for driveway must be coordinated with Town Highway Supervisor for appropriate culvert sizing, location and an estimated date of construction start.
- Variance requests: most variance requests can be mitigated by alternate planning to be in compliance with Zoning District requirements. Site’s leach field system could possibly be

redesigned to better fit structures on parcel and also a variance request. It was noted the variance requests are considered in hardship situations.

2. App. # 010521-SPR/ Ron & Diane Papa, represented by Randall Peacock requests Site Plan Review for an addition to an existing residence at 1081 S. Lake Rd., Tax ID # 21.40-1-6, (LR)

CEO Kane introduced Papa's representing agent, Randall Peacock in attendance to present the application for owner Ron & Diane Papa who attended online.

After review, the Planning Board gave the following contingencies to be resolved and submitted to the Code Office prior to permitting:

- Silt fencing and proper erosion control are required around any temporary stockpiles. Add a note on plan that all spoils will be used onsite
- Letter of verification from Tri-County stating the existing onsite aerobic tank is appropriately sized to service the 5-bedroom home.
- Add to Site Map where the onsite drainage is exiting and detail for erosion control. Clearly indicate separate u/g piping for roof and foundation drainage and plan for maintenance of flow.
- Northern orientation indicated should be true north.

Board Member St. Lawrence made a motion to accept the application with the above contingencies. Board Member Stringer provided a second to the motion. The motion so carried with all Board Members present voting in favor.

3. App. #010321-SPR/David Adam of 5952 S. Vine Valley Rd. requests Site Plan Review for new construction of a Single-Family Residence, attached garage, driveway and septic, Tax ID # 12.03-1-34.000, (LDR)

CEO Kane summarized the application, introducing Brennan Marks of Marks Engineering to present the application.

After review, the Planning Board gave the following contingencies to be resolved and submitted to the Code Office prior to permitting:

- Site address on the submitted maps to be changed from 5952 to 5963 South Lake Road

Chairman DeVinney made a motion to approve the application with a slight revision, and Board Member Stringer provided a second. The motion so carried with all Board Members present voting in favor.

4. App. #010221-SPR/James Foster requests Site Plan Review for an addition to an existing garage located at 1015 South Lake Road, Tax ID # 21.33-1-6, (LR)

Brennan Marks of Marks Engineering presented the application as representing agent for owner James & Kipp Foster.

After review, the Planning Board gave the following contingencies to be resolved and submitted to the Office of Code Enforcement prior to permitting:

- Letter from contiguous neighbor to the south allowing permission to establish a construction access to site from the southern contiguous property line.
 - Provide specific, not general directives to contractor throughout the site plan for all project implementation.
 - Add notation of required daily cleaning of all onsite construction debris and disturbed soil during the bank revetment process to protect Class C unregulated stream bed. Silt fence to be maintained at top of embankment during construction.
 - Indicate on Site Map all silt fence locations necessary to mitigate site erosion.
 - Indicate on Site Map that all onsite spoils will be hauled offsite and determine location.
 - Add to Drwg. C101 a detail for the discharge point at the base of the stone revetment.
 - Label on site map the curtain drain indicated on Drwg. C101. Show foundation drain in detail view and entire system in plan view.
 - Verify on Drwg. C101 the site's limit of disturbance.
 - Change notations on all drawings for required use of REC products to be compliant with Town of Middlesex Steep Slopes.
 - Put note on site plan to coordinate with Town of Middlesex Highway Supervisor to avoid conflict with installation of new cross culvert by Town at entrance to neighboring lot.
 - Provide an "As Built" verifying project was completed as directed by Engineer of Record.
 - Add scale to site plan.
 - Verification from the Canandaigua Watershed that the existing onsite septic is appropriately sized for the site.
5. App. #010421-SPR/ Christopher Braun, requests Site Plan Review for new construction of a Single-Family Residence with detached garage, driveway and septic at South Vine Valley Rd., Tax ID # 12.03-1-13.1, (AR)

Brennan Marks of Marks Engineering presented the application as representing agent for owner Christopher Braun, also present.

After review, the Planning Board gave the following contingencies to be resolved and submitted to the Code Office prior to permitting:

- Add scale to site plan.
- Change all slope indication arrows to point downhill
- Add note to coordinate entrance culvert sizing and installation with Town Highway Supervisor.

Board Member Mott made a motion to approve the application with contingencies as stated, and Board Member Stringer seconded the motion. The motion so carried with all Board Members present voting in favor.

6. App. #091320-SPR/Dean Ellison requests Site Plan Review for construction of a 2-story 24' x 32' pole barn at 989 Old Vineyard Road, Tax ID # 21.28-1-2, (LDR)

CEO Kane summarized the application stating a complaint fielded through the Code Office had been resolved through the two individuals, a site visit had been completed by each Board Member on an individual basis and the application was ready for further review.

After review, the following revisions were requested by the Board to be submitted to the Code Office for the Planning Board March agenda:

- An updated certified & stamped survey by Venezia & Associates of the parcel with all existing improvements to include utilities with appropriate LDR Zoning District Lot Area requirements showing the proposed pole barn structure with dimensions located on the survey.

Board discussion developed on the proposed draft of a Wastewater Treatment System Law posted on the Town's website. After Board review, it was recommended by Board Members that further verbiage might be added to the draft Law. A proposed date of Wednesday March 24th was discussed. More information pending.

Without further discussion, Chairman DeVinney entertained a motion to adjourn the Planning Board Meeting. The motion to adjourn was offered by Board Member Stringer and a second provided by Board Member St. Lawrence. The motion so carried with all Board Members present voting in favor. None opposed.

Meeting adjourned at 9:25 pm

Next meeting – March 3, 2021
Draft Minutes submitted by L. Lersch
Minutes approved on March 3, 2021