

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes

Wednesday, May 27th, 2020 - 4 pm

Board Members present: Board Members: Marty DeVinney, Lynn Lersch, Terry Mott, Gordon Stringer;
Dawn Kane – Code Enforcement Officer

Public Present: Russ Kenyon, Attorney; Michael Cannova, Rocco & Pat Venezia, Alan Krautwurst, Tom Fromberger of MRB Group, Tom & Bonnie Mahaney, Keith Burley of Marks Engineering, John Cake, Dave Bero, Bill Grove

Agenda: Work Session – Board Members

Meeting called to order at 4:15pm

Draft minutes from March 4th were reviewed. Board Member Gordon Stringer made a motion to approve as submitted. Chairman DeVinney offered a second and the motion so carried with all Board Members present voting in favor.

Site Plan Reviews –

1. App. #051320-SPR/Huttar of 1052 Hadsell Road, represented by Venezia & Associates requesting Site Plan Review for a Minor Subdivision of 3 parcels, Tax ID #s 22.02-1-18.1 & 18.2 (A/R)

Rocco Venezia of Venezia & Associates presented the application.

Board Member Terry Mott motioned to approve as submitted which was seconded by Gordy Stringer. The motion so carried with Board Members Mott, Stringer and Lersch voting in favor. Maps will be readied for County filing with sign-off by Planning Board Chairman.

2. App. #051420-SPR/Brule of 628 E. Lake Road, represented by Venezia & Associates request Site Plan review for the installation of a dock at shoreline, Tax ID # 11.42-1-9.0, UDML, (L/R)

Rocco Venezia of Venezia & Associates presented the application.

After review, the Board requested the following revisions to be submitted prior to final determination on:

- a. Per UDML, provide slope elevations and Steep Slope designation for additional square footage allowance per the law.
- b. Clarify dock consolidation request.
- c. Design professional to provide all dimensions on existing dock and deck to include total calculation of square footage.
- d. Applicant documentation and detail of proposed request for additional length of dock.

- e. Applicant must provide “As Built” and engineer certification of the project at completion.
3. App. #051120-SPR/Benjamin J & Edward J. Campbell request Site Plan Review for a Minor Subdivision of 2 lots on Upper Hill Road & Hagerty Roads, both being a portion of Tax Map ID # 23.03-2-10.

Without further discussion, Board Member Terry Mott entertained a motion to approve the application as presented. The motion was seconded by Board Member Lersch. The motion so carried with all Board Members present voting in favor. None opposed. A mylar and two print copies will be stamped by PB Chairman and readied for County filing.

4. App. #051220-SPR/Alan Krautwurst of 928 S. Lake Road, represented by the MRB Group request Site Plan Review for the installation of a wastewater treatment system, Tax ID # 21.25-1-1 & 21.26-1-8.1, (LR)

Tom Fromberger of the MRB Group presented the application to the Board which gave Preliminary Review of the application, pending NYSDOH septic approval.

After Board review, Board Members requested the following revisions contingent on final approval to be resubmitted prior to final determination:

- a. NYSDOH approval.
 - b. Coordinate construction scheduling with Town Highway Superintendent.
 - c. Restoration Road Plan must be approved by and coordinated with Highway Superintendent.
 - d. Road trenching must be completed and restored by end of day.
 - e. Owner will agree to combine both Tax Parcel ID #s to maintain septic on same parcel as residence.
5. App. #051020-SPR/Michael Cannova and Attorney Russ Kenyon representing the Alice Robeson Estate requested Site Plan Review for a Minor Subdivision of 3 parcels off Robeson Tract, Tax ID # 11.66-1-6, 11.66-1-5, and 11.66-1-7 (LR)

CEO Kane gave a brief history of the application. Russ Kenyon presented a revised map by computer to Board Members reflecting changes to two of the three parcels.

After a Board review, a motion to approve by resolution with contingencies was offered by Board Member Lersch and seconded by Board Member Stringer. The motion so carried with Board Members Lersch, Mott and Stringer requesting the following contingencies to be resubmitted to the Code Office prior to filing:

- a. Submit (4) print copies and a mylar of the current configuration of Parcel A, B and C to Code Office.

- b. Any new construction on these approved lots will require an approved driveway that must be designed to access East Lake Road, not Robeson Tract.
6. App. #050820-SPR/Tom & Bonnie Mahaney of 1151 West Avenue request Site Plan Review for the construction of detached garage, Tax ID # 22.59-1-13 (HR)

After a short Board review of the application, Board Member Mott motioned to approve as submitted, and Board Member Stringer provided a second. The motion so carried with Board Members Mott, Stringer and Lersch voting in favor.

7. App. #051520-SPR/ Tim Powell of 1105 S. Lake Road, represented by Marks Engineering & Lafler Construction request Site Plan Review for the installation of a wastewater treatment system to replace one that failed, Tax ID 3 21.48-1-4.12 (LR)

Keith Burley of Marks Engineering presented the application.

After a Board review, Member Stringer made a motion to approve with contingencies. Board Member Mott provided a second. The motion so carried with all Board Members present voting in favor. The following contingencies must be resubmitted prior to final determination:

- a. NYSDOH approval of septic design
 - b. Submit the following details on the plans: typical sanitary trench detail, bedding detail and force main trench detail showing dimensions and depth.
 - c. All trenching must be completed and filled in by the end of the day
8. App. #050720-SPR/John Cake, requests Site Plan Review for the repair of an existing retaining wall at shoreline - 1099 S. Lake Road, UDML (LR)

CEO Kane stated the original application included plans for a permanent dock, which currently has been withdrawn. Applicant John Cake presented the application.

After a Board review, Board Member Lersch made a motion to approve the application with some revisions. Board Member Stringer offered a second. The motion so carried with all Board Members present voting in favor. The following revisions are to be submitted to the Code Enforcement Office prior to construction:

- a. Provide dimensions on the retaining wall.
 - b. Submit letter at project completion by engineer certifying the project was built to specifications provided.
 - c. Provide "As Built" plan to Code Enforcement Office at completion of project.
 - d. Notify Town Highway Superintendent of project scheduling start date.
 - e. Install typical silt fence at west side of project to minimize and capture any run off during construction.
9. App. # 030120-SPR/David & Sandra Bero, represented by Marks Engineering, request Site Plan Review for the construction of a single-story Single-Family Residence w/ patio & attached

garage, driveway detached pole barn, and septic on a vacant parcel at 0 Elwell Road, Tax Map ID # 22.02-1-1.14, (A/R)

Keith Burley from Marks Engineering presented the application to the Board.

After a Board review, Chairman DeVinney made a motion to approve the application with the following contingencies to be resubmitted to the Code Office prior to permitting. Board Member provided a second. The motion so carried with all Board Members present voting in favor.

- a. Provide parcel road frontage on Elwell Road.
- b. Dimensions on proposed and existing driveway. Provide emergency vehicle pull-offs and turn arounds at appropriate distances to comply with Town Law.
- c. Reduce driveway grade from 12% to 10% grade to comply with Town Standards.
- d. Provide Code Enforcement Office with NYSDOH letter of approval.
- e. Provide retaining wall detail with dimensions.
- f. Provide curtain drain detail and provide notation on plans of positioning for curtain drain to uphill absorption field. Add stone rip rap to outlet of pipe.

10. App. # 082119-SPR/Bill Dowell of 614 East Lake Road, represented by Grove Engineering, request Site Plan Review for the replacement of hardscapes and landscaping improvements at shoreline, Tax ID # 11.42-1-3.11 (LR)

Bill Grove of Grove Engineering presented the application.

After a Board review, Board Member Mott motioned to approve the application with contingencies. Board Member Stringer provided a second. The motion so carried with the following contingencies to be submitted to the Code Enforcement Office prior to permitting:

- a. Provide dimensions on stair and wall design.
- b. Submit manufacturer's specifications on stair design.
- c. Submit letter from engineer certifying the project was built to specifications provided.
- d. Provide "As Built" plan at project completion

11. App. #0303020-SPR/Jeff Reddish of 416 East Lake Road, represented by Grove Engineering, request Site Plan Review for Presby Wastewater Treatment System, Tax Map ID # 1.84-1-4. (LR)

Bill Grove of Grove Engineering presented the application.

After a Board review, Chairman DeVinney made a motion to approve with contingencies. Board Member Stringer provided a second. The motion so carried with all board members present voting in favor. The following contingencies must be resubmitted prior to final determination:

- a. Revise site plan to sleeve the Force Main where it crosses the driveway and the gully.
- b. Trenching for Force Main must be completed and filled in by day's end.

12. App. #030420-SPR/Richard & Lynn Lersch of 867 South Lake Road, represented by Venezia & Associates request Site Plan Review for the construction of a 40 x 60 ft. Pole Barn and driveway, Tax Map ID # 21.02-1-1, (LR)

After Board Preliminary Review, the Board requested the following revisions to the Site Plan prior to final determination:

- a. Resubmit Driveway design to reduce slope of driveway to comply with Town Standards. current standards.
- b. Notify Town Highway Superintendent on scheduling curb cuts on S. Lake Road.

Code Enforcement Officer report– applications under advisement:

CEO Kane reviewed four applications with the Planning Board requesting permission to review and permit through the Code Office without Site Plan Review since they did not require a high standard of review or environmental impact. After review, the Planning Board waived the following applications from Board Site Plan Review to be expedited through the Code Office prior to permitting: Santelli, Martalotta, and Bauer.

The following applications were rescheduled:

- App. # 030220-SPR/William Dolan of 648 Fisher Road, represented by Venezia & Associates request Site Plan Review for construction of a deck addition and patio to an existing residence, Tax Map ID # 11.50-1-13.0, (LR)
- App. # 050620-SPR/ Nicholas Masyga of 556 East Lake Road, Lot #3, represented by Venezia Associates, request Steep Slope Review for the construction of a Single-Family Residence, wastewater treatment system, driveway, water service & retaining walls, (LR)

Without further discussion, a motion to adjourn was offered by Chairman DeVinney and seconded by Board Member Lersch. The motion so carried with all Board Members present voting in favor.

Meeting adjourned at 8:22 p.m. / Next meeting June 17th^s

Draft Minutes submitted by L. Lersch
Minutes approved on June 17, 2020