

**TOWN OF MIDDLESEX**  
**PLANNING BOARD**

Minutes

Wednesday, June 17, 2020 - 6 pm

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

Public Present: Anthony Venezia from Venezia & Associates, Robert Palmateer, Denise Adam

Agenda: Meeting called to order at 6:15pm

Draft minutes from May 27th were reviewed. Board Member Gordon Stringer made a motion to approve as submitted. Board Member Terry Mott offered a second. The motion so carried with all Board Members present voting in favor.

Site Plan Reviews –

1. App. #060220-SPR/Robert Palmateer of 480 E. Lake Rd., requests Site Plan Review for the construction of a Boat House over an existing docking system, UDML, Tax ID #11.27-1-2.1, (LR)

CEO Kane gave a summary of the application stating it met all the criteria under the UDML was designed by Marks Engineering and the applicant would be constructing the structure, intending to enclose it for the winter. Electric was pre-existing and would be connected, but water would not be added.

Following a brief discussion, Board Member Mott motioned to approve as submitted which was seconded by Gordy Stringer. The motion so carried with all Board Members present Mott voting in favor.

2. App. #030420-SPR/Lersch of 867 S. Lake Rd., represented by Venezia & Associates request Site Plan review for new construction of a Pole Barn and driveway access off South Lake Road, Tax ID # 21.02-1-1, (L/R)

Anthony Venezia of Venezia & Associates presented the application. Due to the slope of the land, driveway compliance to zoning at 10% grade would require extensive ground disturbance and the redesign of driveway which would minimize the line of sight at road egress.

After review, the Planning Board requested the following revisions to be resubmitted in letter form to the Code Office prior to permitting:

- a. Provide recommended culvert sizing on both curb cuts to comply with Lu Engineer Road Study recommendations.
- b. Provide changes to grading at driveway to manage upland water run-off on property and minimize migrating water flow to roadside ditch.
- c. Provide silt fence on south property line and at roadside.

d. Notify Town Highway Superintendent on scheduling curb cuts on S. Lake Road.

Without further discussion, a motion to approve with the above contingencies was offered by Gordon Stringer and seconded by Terry Mott. DeVinney, Stringer, and Mott voted in favor of the motion on the floor. Lersch abstained from voting.

3. 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)

Anthony Venezia of Venezia & Associates presented revisions to the application as requested by the Board at the May meeting. Submission of Engineer's Certification for the and commented on the requested revisions. Submission of Engineer's certification for surveyed elevation of water depth at dock's end was at 683.6 ft. making it 3 ft. lower than the High Mean Water Line, and allowing for the new construction of the proposed 67 ft. length as allowed in UDML, Tier 1 Minimum Depth Design Standard Limits of Construction.

Without further review, a motion to approve the application as presented was offered by Terry Mott and seconded by Gordon Stringer. The motion so carried with all Board Members present voting in favor.

4. 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)

Anthony Venezia of Venezia & Associates presented the application.

1. Certificate of Occupancy shall require an updated letter verifying compliance of the existing septic system and potability of onsite wells.
2. Provide Engineer's detail certifying the structural integrity of the existing footers for the existing elevated deck prior to new construction.
3. Provide the two elevations of proposed deck and existing deck.
4. Engineer on record to make periodic onsite inspections throughout construction and submit to the Code Office updated findings in a letter format to ensure construction complies with engineer's design.

Without further discussion, a motion to approve the application with the above contingencies was offered by Terry Mott and seconded by Marty DeVinney. The motion so carried with all Board Members present voting in favor.

5. App. # 021320-SPR/ Nicholas Masyga of 556 East Lake Road, Lot #3, represented by Venezia & Associates, requests Steep Slope Review for the construction of a Single-Family Residence, wastewater treatment system, driveway, water service and retaining walls, Tax ID # 11.35-1-3.3, (LR)

Anthony Venezia of Venezia & Associates presented the application. It was stated that the Wastewater Treatment System was pending, designed by Bill Grove of Grove

Engineering. Forthcoming are updated maps and an overview letter to be submitted to the Code Office to answer comments from Stantec's letter dated June 5<sup>th</sup>.

CEO Kane requested a response letter and (5) five full-sized maps, rather than pdf. Format to be submitted to the Code Office for distribution to Board Members for their review.

Code Enforcement Officer report– Applications Under Advisement:

CEO Kane reviewed the following applications with the Planning Board, informing Board Members these applications did not require Site Plan Review by the Planning Board; however, provided informative topics of community interest:

- a. A Pole Barn off Hadsell Road, to be built as a secondary property structure on an existing foundation in the A/R Zoning District would provide a horse run-in to include electricity and outside running water. This structure was not to become habitable space.
- b. Installation of a Yurt on vacant property off Hadsell Road in the A/R Zoning District. The Yurt would be used for seasonal use only and would be installed without running water.
- c. Land Acquisition of vacant land by the Finger Lakes Land Trust, now owned by property owner Nathan Duffy would provide access from Bare Hill to North Vine Valley Road which would also bring the existing land into compliance with local zoning.

CEO Kane requested a motion by the Planning Board to make a recommendation to the Town Board to amend the following land uses in Section #402, Schedule 1 A. Residential Uses: #3 Camping Unit, and #15 (a) Pole Barns – (Non-Ag) to require Site Plan Review in all Zoning Districts and to provide a definition on Pole Barns:

Chairman DeVinney made a motion to recommend Site Plan Review in all Zoning Districts on the above land use activities. Terry Mott provided a second. All Board Members present voted in favor. Motion so carried.

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

Meeting adjourned at 8:10 p.m. / Next meeting July 1st

Draft Minutes submitted by L. Lersch

Minutes approved on 7/01/20