

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes

Wednesday, July 1, 2020 - 7 pm

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

Public Present: Anthony Venezia from Venezia & Associates

Agenda: Meeting called to order at 7 pm

Draft minutes from June 17th were reviewed. Board Member Mott made a motion to approve as submitted. Board Member Stringer offered a second. The motion so carried with all Board Members present voting in favor.

Site Plan Reviews –

1. App. #062520-SPR/David Allen of 276 East Lake Road, represented by Venezia & Associates request Site Plan Review for the construction of a failed stair-system to shoreline. Tax ID #002.61-1-5, (LR)

CEO Kane gave a summary of the application stating a tree had collapsed on a section of the stairs and landing, pulling out the landing footers, and stair section, creating a shale slide. Venezia & Associates is addressing erosion details and created the site plan submitted, and Bill Grove of Grove Engineers is addressing the structural integrity of the existing footers.

Anthony Venezia of Venezia & Associates presented the Site Plan stating repairs will be accessed from the shoreline by barge due to the parcel's steep slope. As the stairs progress upward, it will be repaired by hand using tram access. No equipment will be used to traverse the slope.

Anthony stated that two stair sections and four footers on the first landing at shoreline had been pulled out when the tree fell.

Board Member Lersch inquired whether Town Engineers Stantec should review the application due to the steep slope and also requested engineer's verification of the structural integrity of the rest of the footers on the existing stair system might be appropriate to ascertain as well.

After discussion, Board Members requested the following to be submitted to the Code Office prior to permitting:

- a. Submit a construction execution plan to include how site is to be accessed to include a plan for managing a possible embankment slide.
- b. Engineer to submit a full inspection report to Code Office for the structural integrity of the entire stair system footers to verify stair system structurally sound.
- c. Builder must submit pictures showing clear documentation of the depth of footers and holes to Grove Engineering for his sign-off as Engineer of Record.

- d. If drilling is required, submission of an additional plan must be stamped by Engineer of Record and submitted to Code Office, prior to executing.
- e. Engineer to submit a Certification Letter at project end verifying the repair was built to his specifications.

Without further discussion, Board Member Mott made a motion to approve the application with the contingencies to be resolved through the Code Enforcement Office. Board Member Stringer provided a second. The motion so carried with all Board Members present voting in favor.

Application on advisement from Code Office:

CEO Kane provided a brief summary of the current application from Eugene Cardamone, owner of property at 1425 S. Lake Road, Tax Map ID # 32.01-1-8, in the Lake Residential Zoning District. She stated that this property had been damaged by erosion from storm events over the years. The owner had re-engineered the site to provide protection from future events. A new proposed landscaping project, started without permits, was stopped and a drainage plan was submitted as required for appropriate erosion management of driveway retaining walls and other proposed site improvements. Anthony Venezia of Venezia & Associates will present this drainage plan for the site.

Anthony Venezia of Venezia & Associates presented to the board the drainage plan for stabilization of the driveway with Armour Stone gravity retaining walls, the replacement of a roadside stockade fence, the construction of a boardwalk to connect the lower deck to a stair landing east of dock, and the construction of a timber wall at shoreline. A proposed gravel parking area with timber retaining wall on east side of the road was also proposed on the plan. North American Green erosion control jute mesh mats will be applied to disturbed areas.

CEO Kane stated the Timber Wall at shoreline would need DEC review as a portion of the wall is located water side of the HMWM. She also stated the only portion of site map proposed for Board review tonight would be the driveway plans.

Concerns for the slope of the driveway and water run-off from the upland parcel during a storm event, traveling across the road and down the driveway raised concerns. Board Member Mott would like to see the property prior to making a determination. He stated most of the proposed retaining wall on the east side of the driveway is within the Town's ROW. Concerns over legal responsibility for damage to retaining wall, property or debris in the lake were raised and CEO Kane stated she would ask for legal definition on this.

A motion to table determination of this application pending answers to raised concerns was offered by Lynn Lersch and seconded by Gordy Stringer. The motion so carried with all Board Members present voting in favor.

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 8:02 p.m.

Next meeting August 5th.

Draft Minutes submitted by L. Lersch/Minutes approved on August 5, 2020