

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes

Wednesday, July 3, 2019-7 pm
PB Interviews 6:30 pm

Board Members present: Chair – Marty DeVinney; Board Members: Bruce St. Lawrence, Robert Mincer, Lynn Lersch; Dawn Kane – Code Enforcement Officer

Public Present: John Cake, Julie McCormick, Terry Mott, Robert & Eric Brenner, Michael Cannova

Agenda: Draft Minutes – June 5

Site Plan Reviews –

New Business:

1. App. #051919-SPR/John Cake requests Site Plan Review for installation of a driveway at 1113 So. Lake Road, Tax Map ID #21.48-1-5 (LR)
2. App. #062519-SPR/Terry Mott requests Site Plan Review for construction of a detached garage at 5885 South Vine Valley Rd., Tax Map ID #12.03-01-25 (LDR)
3. App. #062619-SPR/Douglas Brush requests Site Plan Review for installation of a permanent dock at 1473 S. Lake Rd. (UDML), Tax Map ID #31.01-1-17 (LR)
4. App. #062419-SPR/Robert Brenner requests Site Plan Review for installation of appendage to an existing permanent dock at 262 East Lake Rd., Tax ID # Tax Map ID # 2.61-1-2 (LR)

Conceptual Reviews:

- Michael Cannova representing the Alice Robeson Estate, requests review for a proposed Major Subdivision on parcels fronting Robeson Tract and East Lake Rd., Tax ID # 11.66-1-5, #11.66-1-6, and #11.66-1-7 (LR)
- Dr. Avice O’Connell & Dr. Timothy O’Conner of 1472 S. Lake Rd., request Site Plan Review for site improvements to access the existing residence, septic system, boathouse & seawall.

Chairman DeVinney called the meeting to order at 7:03pm.

Draft Minutes from June 5th were reviewed and approved. Board Member St. Lawrence offered the motion, seconded by Robert Mincer. The motion so carried with all Board Members present voting in favor.

1. App. #051919-SPR/John Cake – installation of a driveway at 1113 S. Lake Rd (LR)

CEO Kane summarized the application stating an area variance had been granted by the Zoning Board of Appeals on June 6 for a side setback infringement on the abutting parcel. The property owner was in attendance to answer Board questions.

Mr. Cake requests permission to locate a private driveway abutting the parcel labeled Lot 2 for access to an existing 4-bay storage building behind the residence. A letter from Grove Engineering was distributed to the Board, referencing the site and proposed drainage swale to be installed to the south side of the driveway, also pitching the grade slightly to the south to control drainage into the existing So. Lake Road ditch. An underground spring tends to keep the area moist and drainage from this area will be redirected to the drainage swale.

After a brief discussion, the Board requested the following revisions to be noted on the final engineer-stamped site map. The map must be submitted to the Code Enforcement Office prior to permitting:

- Upgrade the size of the proposed culverts from 6" x 12" and 12" x 15" to ensure good drainage flow during heavy storm events.
- Lower portion of driveway from South Lake Road to the portion that loops around to service the rear entry to the house is required to be kept at 15% slope or less to ensure emergency vehicle accessibility.

Chairman DeVinney entertained a motion to approve the application, with the above contingencies to be resolved prior to permitting. Board Member St. Lawrence offered the motion and Lersch provided a second. The motion so carried with all Board Members present voting in favor.

2. App. #062519-SPR/Terry Mott - detached Garage at 5885 So. Vine Valley Road

CEO Kane summarized the application stating Mr. Mott had demolished an existing garage onsite and submitted plans to construct a larger structure on the same site. The site was flat with lots of room for expansion. Mr. Mott was in attendance to answer any Board questions.

Mr. Mott stated he would like to rebuild the structure on gravel pad, dimensioned at 36' x 60' of which 16 ft. would be a workshop and 32 ft. for the garage. A portion of the roof overhang would cover an open concrete patio area, indicated for future sitework. There would be no need for additional drainage due to slope of the land.

After a brief discussion, the Board requested the following revisions to be submitted to the Code Enforcement Office prior to permitting:

- A tax map, land deed or existing land survey map depicting the location of the garage on the parcel, referencing proximity to road, all onsite structures, utilities, the percentage of slope and all property setbacks for the parcel.

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

3. App. #062619-SPR/Douglas Brush requests Site Plan Review for installation of a permanent dock at 1473 S. Lake Rd. (UDML). Since the applicant was unavailable to attend, the application was discussed as a conceptual review and rescheduled for next month for Site Plan Review.

4. App. #062419-SPR/Robert Brenner requests Site Plan Review for installation of an appendage to extend an existing permanent dock at 262 East Lake Rd., (UDML)

CEO Kane summarized the application for the Board, stating the property had an existing permanent dock, which Mr. Brenner wanted to install a permanent replacement to a seasonal appendage to the dock. Mr. Brenner was in attendance to answer Board questions.

Mr. Brenner stated he would like to add an 8 x 22 ft. permanent dock extension to an existing 16 x 16 ft. permanent dock creating a total 432 sq. ft. He was currently allowed 720 sq. ft. under the Canandaigua Lake UDML.

After a brief discussion, St. Lawrence offered to approve the application as submitted which was seconded by Mincer. The motion so carried with all Board Members present voting in favor.

Conceptual Reviews:

- Dr. Avicé O'Connell & Dr. Timothy O'Conner of 1472 S. Lake Rd., request Site Plan Review for site improvements to access the existing residence, septic system, boathouse & seawall. This application will be rescheduled for conceptual review next month.
- Michael Cannova, representing the Alice Robeson Estate, requests review for subdividing parcels fronting Robeson Tract and East Lake Rd., Tax ID # 11.66-1-5, #11.66-1-6, and #11.66-1-7 (LR)-

CEO Kane summarized the application, stating Mr. Cannova was representing a proposed subdivision of land which was part of the Alice Robeson Estate. Mr. Cannova was here to provide answers to any Board inquiries and to request Board advisement.

Mr. Cannova stated the original proposal was to create a 5-lot Major Subdivision, but after rethinking the proposal, would like to request review for a 3-lot Minor Subdivision with boundary reconfigurations.

Board discussion offered options for road access to these three lots, which would involve upgrading the existing Robeson Tract off of Newago Road, which would include a Special Use Permit to do so or create a new road off of East Lake Road to access the parcels.

Board Members offered to visit the site to view what each proposal would do to impact the surrounding neighborhood. A date would be scheduled for the site visit in the near future.

Without further discussion, Board Member Mincer offered a motion to adjourn the meeting, which was seconded by Board Member St. Lawrence. The motion so carried with all Board Members present voting in favor.

Meeting adjourned at 8:32 pm
Next meeting on August 7th

Draft Minutes submitted by L. Lersch
Minutes approved on August 7, 2019