

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes

Wednesday, September 11, 2019-7 pm

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

Public Present: Michael Cannova, Bill Dowell, Tate Reifsteck, Gordon Stringer

Agenda: Draft Minutes – August 7, 2019

Site Plan Reviews –

Conceptual:

Michael Cannova, representing the Alice Robeson Estate, requests Board advisement for a proposed Major Subdivision on parcels fronting Robeson Tract and East Lake Rd., Tax IDs # 11.66-1-5, #11.66-1-6, and #11.66-1-7 (LR)

New Business:

1. App. #082119-SPR/Bill Dowell requests Site Plan Review for site improvements to include replacement of an existing retaining wall & steps to shoreline property located at 614 E. Lake Rd., Tax ID # 11.42-1-3.11 (LR)
2. App. #091319-SPR/Tate Reifsteck of 4784 Middle Road requests Site Plan Review for a Minor Subdivision of 24.193 acres from a 70-acre parcel, Tax ID #13.03-1-15, (A/R)

Code Advisement Applications/Board Update:

App. # 031319-SPR/Piazza/Stantec review on site improvements at 6080 Widmer Rd.

App. # 071617-SPR/Charles Andrew Coots remediation

App. # 021119-SPR/Daniel Blondell, property owner of vacant land at 1113 South Lake Road Requests a change to dock design given Board Conditional Approval.

Chairman Marty DeVinney called the Planning Board meeting to order at 7:04 p.m. with a Pledge of Allegiance to the flag commemorating September 11th.

Draft Minutes from August were reviewed. Board Member St. Lawrence offered a motion to accept as submitted with Board Member DeVinney offering a second. The motion so carried with all Board Members present voting in favor. None opposed.

Code Enforcement Officer Kane, introduced Mr. Michael Cannova requesting Board advisement on a pending application for minor subdivision of 3 lots bordering East Lake Road and Robeson Road. Mr. Cannova was in attendance and inquired of the Board recommendation based on current code requirements for Minor Subdivisions. It was advised that Mr. Cannova would need to upgrade Robeson Tract from Robeson Road to the furthest boundary line in the 3-Lot Minor Subdivision or build a new road from East Lake Road to the furthest parcel's boundary line. This upgrade would entail a 15 ft. width, emergency vehicle turn-around and all requirements noted in Town Laws. These laws include the Town Standards for New Roads, Private Roads & Driveway Law and the Zoning Law. It was also noted that if any part of Robeson Tract had deeded Right of Ways that permission from the owners to sign off on the improvement must be obtained prior to Planning Board determination.

Based on a site visit in July, the Board had noted a cross culvert at the corner, north of Robeson's barn on Robeson Tract, which would need to be sized correctly by a licensed engineer with an appropriate drainage swale.

Without further discussion, the Board began review of New Business applications:

1. App. #082119-SPR/Bill Dowell requests Site Plan Review for site improvements to include replacement of an existing retaining wall & steps to shoreline property located at 614 E. Lake Rd., Tax ID # 11.42-1-3.11 (LR)

After a brief summary from the Code Enforcement Office, property owner Bill Dowell presented his application. Materials used will be dolomite dry-laid stone using a mini-excavator. Only the lower section of the new stone steps from the pump house to the shoreline will be considered new steep slope work, with the remainder being replacement of existing retaining walls and access stairs. The neighbor to the north has provided a letter of approval of the project as submitted for the file. The existing break wall along the shoreline will not be disturbed.

After a brief discussion, the following conditions were noted that must be resolved and resubmitted to the Office of Code Enforcement for the project to be placed on the next available Planning Board agenda:

- a. Application for a steep slope permit.
- b. Reposition the first leg (upper section) of the new steps on the south side of the project to fall within the footprint of the existing timber stairs being removed. Redesign the stone retaining wall along the south side of this same stair section accordingly. Show detail section of this wall, to include embedment, since it will be running perpendicular to the slope. Show new contour lines that address the removal of the existing timber retaining wall along the south of this same section.
- c. Eliminate the proposed landscape grade work along both the east and west side of the new stone retaining wall that will be replacing the lower section of the existing timber retaining wall that runs in a northerly direction.

- d. Tie-back the remaining section of the lower timber retaining wall that continues onto the neighboring parcel to the north. This tie-back will be on the adjoining parcel and must have neighbor approval.
 - e. Engineer to clean up the following General Notes:
 - Note #1 should be recalculated to provide new square footage of ground disturbance.
 - Note #4 to provide an appropriate date of project commencement.
 - Note #7 must show on site plan any tree removal commencing on property during project construction.
 - Note # 10 must show on site map the location of stockpiles. They must be stabilized in the required amount of time in compliance with the Town's Steep Slope Law.
 - Note #16, #16.1 and #16.2 must note stabilization methods and time frames to be in compliance with Section #707.7.14 of the Town's Steep Slope requirements.
2. App. #091319-SPR/Tate Reifsteck of 4784 Middle Road requests Site Plan Review for a Minor Subdivision of 24.193 acres from a 70-acre parcel, Tax ID #13.03-1-15, (A/R)

Dawn Kane, CEO summarized the application stating the Applicant was separating 24.193 acres from 70± acres. The parcel met all the lot area requirements and was in compliance with code.

After a short review, the Board approved the Minor Subdivision as submitted. Board Member Lersch made the motion which was seconded by Board Member St. Lawrence. The motion so carried with all Board Members present voting in favor. None opposed.

Code Advisement Applications for Board Update:

Ms. Kane, CEO stated she had a couple of applications to update the Board to current status.

App. # 031319-SPR/Piazza/Stantec review on site improvements at 6080 Widmer Rd. These site improvements consist of grading portions of the driveway, installation of new drainage features, retaining walls and a new septic system.

Town Engineers – Stantec had completed a draft review with comments of only the grading and drainage aspects of the proposed site improvements after a site visit on 9/04 to review the proposed modifications. Site map revisions included 3 plans, numbered C100, C500 and C501, prepared by Marks Engineering.

Ms. Kane stated she was bringing it to the Planning Board prior to Stantec submitting a final review in case the Board requested further review.

Board Member St. Lawrence noted that Stantec had confirmed the Board's revision notations and the Board agreed Stantec could continue to a Final Review with comments.

It was noted that two outstanding items from the Board's review on August 7th had yet to be submitted to the Code Office:

- A Steep Slope Overlay Map (Zone A) to be in compliance with the Town's Steep Slope Law, to be submitted as a Board requirement prior to final determination. This Overlay Map is available from Kevin Olvany, Canandaigua Lake Watershed Council Program Manager to be submitted to the Code Office.
- Wastewater Treatment System Approval Letter by the Canandaigua Watershed Inspector.

Application #071617-SPR/Charles Andrew Coots remediation of a driveway extension added after Board approvals was completed by property owner in a timely fashion. By request, an emergency vehicle turn-around was allowed to remain on the south side of the driveway, as it did not impact drainage on the existing driveway as approved.

Application. # 021119-SPR/Daniel Blondell, property owner of vacant land at 1113 South Lake Road requests a change to dock design at shoreline which had been given Board Conditional Approval in June.

Ms. Kane stated Mr. Blondell had submitted a request for Board review of a proposed catwalk to be installed around the previously approved Boat Hoist. The project with the added catwalk would still keep the project at the allowed 720 sq. ft. per the UDML. Mr. Blondell submitted a sketch with dimensions. After a short review, the Board determined the revision to be approved if the applicant submitted to the Code Enforcement Office an "As Built" designating all project work on a stamped engineered plan at project end.

A motion to adjourn the Planning Board meeting was offered by Board Member Lersch and seconded by Board Member St. Lawrence. Motion so carried with all Board Members present voting in favor.

Next Meeting October 2nd.
Meeting adjourned at 8:30 p.m.

Draft Minutes submitted by L. Lersch
Minutes approved on October 2, 2019