

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes

Wednesday, December 4, 2019-7 pm

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

Public Present: Gary Schlemme, Rocco Venezia of Venezia & Associates, Jeremy & Cathy Fields, Shawn Ritchie, representing Finger Lakes Tram, Dan & Kathleen Irby, Eric Rounds

Agenda: Draft Minutes – November 6, 2019

Site Plan Reviews –

1. App. #111919-SPR/Gary Schlemme of 692 East Lake Road requests Site Plan Review for certification of an existing septic system to service a proposed 18 x 24 ft. recreational outbuilding to be constructed, Tax ID #11.58-1-4.100, (LR))
2. App. #111819-SPR/Dan Irby & Bill Sanford of 5960, 5965 & 5970 Widmer Road/represented by Venezia & Associates requests Site Plan Review for a Lot Line Reconfiguration, Tax ID # 31.70-1-1, 2 and 3 (LR)

Old Business –

3. App. # 112219-SPR/Christine Cimino of 350 State Rte. #364 requests Site Plan Review for construction of a 36 x 24 ft. accessory pole barn, (A/R)
4. App. # 110119-SPR/Robert & Laurie Ann Bailey of 478 E. Lake Rd./represented by Venezia & Associates requests Site Plan Review for construction of a tram and boardwalk, Tax ID # 11.27-1-1, (LR)

Chairman Marty DeVinney called the Planning Board meeting to order at 7:02 p.m.

Draft Minutes from November were reviewed and approved as submitted by the Planning Board. Board Member Mincer offered a motion to accept as written with Board Member DeVinney offering a second. The motion so carried with all Board Members voting in favor.

Site Reviews:

1. App. #111919-SPR/Gary Schlemme of 692 East Lake Road

CEO Kane summarized the application for Board Members, stating the application had received conceptual review in October and was now back for Board review. Land owner Gary Schlemme was in attendance to present the application and answer any Board Member inquiries.

Mr. Schlemme stated Brendan Marks of Marks Engineering had completed septic certification in a letter dated November 10, to provide the Planning Board with assurance that the existing installed septic system had the reserve capacity to meet the design load of the proposed 18 x 24 ft. outbuilding to current design load standards up to a 4-bedroom design load capacity.

Mr. Schlemme stated the original design dimensions of the proposed outbuilding had increased by 2 ft. and stated the intent of the building was for seasonal recreational space with utilities and a bathroom, and not as a separate living space. Board Members' concern was for future owners using the certified septic capacity to create a 4-bedroom lake house as separate living quarters.

After a brief discussion, the Board gave conditional approval with the following contingencies to be resolved through the Office of Code Enforcement prior to permitting:

1. Install silt fence as required, in the steep slope area located between the septic field and the existing house along the steep slope embankment.
2. Revise Site Map to reflect the following note revisions:
 - a. Grade Note #2: Town of Middlesex
 - b. “ “ #4: All spoils shall be hauled offsite to an approved designated location.
 - c. Utility Note #1: Designate Utility providers.
 - d. “ “ #2: Water line depth is unclear. Revise to match site map. Planning Board recommends 5 feet for any buried water line.
 - e. “ “ #4: Clarify “safety back fill” and change to “insignificant stones”
 - f. Construction Sequence Note #8: Revise “as soon as possible” to refer to notes for Erosion and Sediment Control at bottom of site map to reflect the Town of Middlesex Zoning Requirements for seeding mix and stabilization time table.
3. Revise Engineer's letter to state: “Though the septic capacity could support a 4-bedroom lake house, there is no owner intent to do such. The owner will utilize the current septic design as certified to support the intended use as a “recreational outbuilding.”

Chairman DeVinney made the motion to approve with the above contingencies and Board Member Mincer offered a second. The motion so carried with all Board Members present voting in favor.

2. App. #111819-SPR/Dan Irby & Bill Sanford of 5960, 5965 & 5970 Widmer Road

CEO Kane summarized the application stating the Lot Line Reconfiguration met all Zoning Area Lot Requirements and annexed a piece of property purchased by the Irby's and the Sanford's that was located between their parcels, splitting a portion of this parcel to be added to each landowner's existing parcel, making each of the parcels more conforming. Tax Map ID # 31.70-1-1 owned by the Irby's would become 0.896 acres after annexation and Tax Map ID # 31.70-1-3 owned by the Sanford's would become 1.005 acres after annexing portions of Tax Map ID # 31.70-1-2.

Venezia & Associates answered Board questions pertaining to the submitted site map and stated the owners would continue to retain existing easements with rights to multiple access points to the properties for both parcel owners.

Without further discussion, Board Member Mincer made a motion to approve the Lot Line Reconfiguration as submitted. Board Member St. Lawrence offered a second. The motion so carried with all Board Members present voting in favor.

3. App. # 110119-SPR/Robert & Laurie Ann Bailey of 478 E. Lake Rd./represented by Venezia & Associates requests Site Plan Review for construction of a tram and boardwalk, Tax ID # 11.27-1-1, (LR)

CEO Kane summarized the applications stating the application had been reviewed by the Board in November as a conceptual review. Venezia & Associates and Finger Lakes Tram were representing the Bailey's application for a tram installation and 312 sq. ft. of boardwalk to connect with an existing timber break-wall and dock at shoreline. The Bailey's had over 400 linear feet of shoreline and all structures were allowed in the UDML.

After a brief discussion, the Planning Board gave a Preliminary Review making the following recommendation for site map revisions as noted below to be submitted through the Office of Code Enforcement prior to final PB determination:

1. Revise Site Map to indicate placement of Sediment Control Logs inland of shore line at base of tram as mentioned in Erosion Control Note #4.
2. Revise Site Map to add a new detail showing a more standard sized posts for ease of installation and eliminate the 4 in. stake when using silt fence, straw bales, and filter fence.
3. Town of Middlesex Note # 6 should state Engineer of Record, Marathon Engineering will be on site for all critical site inspections.
4. The applicant understands that this application uses the maximum UDML square footage allotment with no further structures to be allowed.

Board Member St. Lawrence made the motion to conditionally approve and Chairman DeVinney offering a second. The motion so carried with all Board Members present voting in favor.

CEO Kane updated the Planning Board on the current status of the Lavell project, stating new plans will be referred to Town Engineer Stantec for review prior to continuing of site work.

Board Members gave approval to Chairman DeVinney's statement of the Board's recommendation to the Town Board for appointment of selected applicants to serve on the Planning Board, filling two vacancies as of January 2020. It was noted that Don Sheive has resigned serving as Yates County Planning Board representative to the Town Planning Board. A new representative will be selected sometime in the future.

Without further discussion, Chairman DeVinney moved to adjourn the Planning Board meeting. Board Member Mincer provided a second. The motion so carried with all Board Members present voting in favor.

Meeting adjourned at 8:46 p.m.

Next Meeting January 8, 2020
Draft Minutes submitted by L. Lersch
Minutes approved on January 8, 2020