

TOWN OF MIDDLESEX

PLANNING BOARD

Minutes – April 16, 2009

Board present: Marty DeVinney, chair; Robert Mincer, Lynn Lersch, Bruce St. Lawrence

Public Present: Dan O'Brien; Matt Sinacola from Scott Harter Prof. Engineering Group), Rocco Venezia from Venezia Assoc., Bill Kenyon, Mark Liposi, and Mr. D. Bow from the Highland Group; Richard Testa; Tim Jensen

Agenda: Site Plan Review: Mr. O'Brien of 1163 South Lake Road, Middlesex ZD: LR for development of a 1500 sf single family residence; Informal review - the Highland Group for a major subdivision on 556 East Lake Rd., Middlesex ZD: LR

1. Site Plan Review: In determining conditions for revision of site plan, the board made an onsite visit on 3/25 with George Barden, Kevin Olvany and LU Engineer on advisement.

The following recommendations were discussed with Mr. O'Brien, and representing agents, Matt Sinacola:

- a. Silt fencing should be installed utilizing properly staked and entrenched silt fence.
- b. Submitted plans should be revised into (1) version showing the complete scope of the project plans and including:
 - sequence notation of proposed temporary type erosion plan as it affects vehicle egress and ingress onto lot.
 - 3rd party licensed engineer representing the town to review site plan
 - Yates County Soil and Water Conservation Services to review plan

A correspondence was read by the board from George Barden, Watershed Inspector stating his review of Mr. O'Brien's current Erosion & Sediment Control / Site Plan revisions. Mr. O'Brien and his representing agents were given a copy of this letter and a summary follows: revisions made were minimal and Mr. Barden's determination: there was not a significant change in the proposed development site plan as revised. He recommended that a redesign be considered to fit the site instead of the development changing the site. He felt it critical that a balance was reached in minimizing ground disturbance on this site and reminded the board of past developments that had failed on steep slope sites.

Mr. O'Brien and the representing agents for this site submitted their revisions last Thursday to the Office of Code Enforcement. Discussion between the board and the applicant culminating in a decision to make some adjustments as recommended to the overall house and site plan to include: a step foundation plan to reduce amount of dirt to be disturbed, a sequence notation of onsite plan development in relation to the erosion plan and temporary silt fencing maintenance schedule.

Mr. O'Brien asked if the board could come up with appropriate language for a Construction Execution Plan indicating the sequencing of erosion control measures in relation to plan for construction events before construction begins. Board agreed to provide suggestions of such.

It was noted that a 3rd party engineer still would need to review revised site plans and the board shall initiate this process and estimation of cost to applicant. The above recommendations are to be satisfied before a final determination can be made.

2. Informal review of major subdivision: The Highland Group representing a (4) lot major Subdivision of property on 556 East Lake Road summarized their position in moving forward with plans. Another informal meeting had taken place on Dec. 4, 2008 and the group requested current steps necessary in Site Plan Review process. Board recommended a complete application submitted that would show dedicated driveway entrances off East Lake Road as the law currently dictates. An overlay showing grading improvements for use of the existing frontage road to serve the four lots (one entrance off East Lake Rd.) This second approach would require a variance and would have to go to the Zoning Board of Appeals. Drawing(s) would need to indicate the "buildable perimeter" for each lot drawn in after septic, well, utilities, and driveway access to each were planned before the Planning Board could review further.

Board discussion with Mr. Jensen from the Ontario County Planning Board on process review.

Board minutes will be approved next month when all members are present.

Meeting adjourned at 9:45p

Minutes submitted by L. Lersch/ Revisions to: Lsammy5@frontiernet.net

