

THE TOWN OF MIDDLESEX
PLANNING BOARD
Minutes - November 18, 2009, 7pm

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

Others Present: Dawn Kane, CEO; Linda Sheive, Donald Sheive; Don Miller

Agenda: Site Plan Review – Applicant Don Miller, representing agent for Mr. Win Harper – Bare Hill Rd. (AR District) Single Family Residence, New Construction

Meeting came to order at 7:10p

Chairman Mary DeVinney opened the meeting with a brief discussion explaining the Site Plan Review Process, it's regulations and legal constraints for due process.

Site Plan Review, Application #103009-SPR: Mr. Win Harper, Bare Hill Rd, (LR)

Mr. Donald Miller, representing agent for Mr. Harper presented the site plan – which will include a new (2) story - Single Family Residence of which the ground floor measures 1295 sq. ft.; with adjoining garage and basement walk-out. Driveway will measure out to over 200' driveway and will include a vehicle turnaround within acceptable standards. Septic will be a raised bed configuration and is still awaiting approval through George Barden and the Dept. of Health. Engineered Stamped Plans were presented. SEQR – short form was completed for an unlisted action. Chairman Martin DeVinney called for a motion for a vote for negative declaration on impact assessment. Motion was given by John Gilbert and seconded by Bruce St. Lawrence. All present voted in favor and the motion carried that the proposed action will not result in any significant adverse environmental impact. Reason given it is a single-family residence being constructed on a flat plot of woody land.

Bruce St. Lawrence, board member advised Mr. Miller to include the following as revisions to his current Site Map:

1. Add new topography contours to show where runoff disbursement will go, particularly around the structure perimeter
2. Add property line setbacks dimensions.
3. Narrative of long term erosion control of site during winter to protect disturbed soil such as mulching, straw, silt fence etc.

Motion was made by Board Member St. Lawrence and seconded by Robert Mincer to approve site plan with the above listed conditions. Motion carried with all present voting for conditional approval of the Site Plan.

CEO Report: Dawn Kane, CEO reported that the Pigula Tram Replacement Installation at 198 E. Lake Rd., is completed and electric is in. The diversion swale has been built and the chain link fence at shoreline will remain in place to check additional shale sloughing until spring.

Workers onsite will be cleaning up onsite and removing construction equipment tomorrow. They would like to create a buffer zone between neighboring parcels by planting trees. Topsoil will be brought in and stockpiled to do so in the Spring. This project has been thoroughly documented from start to finish.

The board advised that it would be best to protect this topsoil stockpile with silt fencing all around it and to plant in the spring when the lower portion of the platform at shoreline will commence, for which a separate permit will be applied.

Dawn advised the board in reference to our regular Site Plan Review checklist, it would be wise to ask the applicant the destination of any earth removal or site debris to make sure that it is properly remediated from storm water runoff once delivered. Rick Ayers from the Yates County Soil and Water Conservation Services will be on advisement for such in the future.

Board discussion referencing Site Plan Review deadlines and checklist of items necessary for Site Plan Review to be on the application when presented to applicant would streamline the process.

Motion was made by Marty DeVinney and seconded by John Gilbert to close the meeting at 9:15pm. Motion carried with all present voting in favor.

Next month's agenda: Site Plan Review – Minor Subdivision (final determination) for applicant Mr. James Smith, 118/120 East Lake Road (LR District)

Review of Final SEQR Determination for Site Plan Review of New Home Construction, owner Mr. Win Harper of Bare Hill Rd. Mr. Harper is represented by contractor, Mr. Don Miller.

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