

**TOWN OF MIDDLESEX**  
PLANNING BOARD  
Minutes - April 7, 2010, 7pm

Board Members present: Marty DeVinney, chair; Loretta Henrie, John Gilbert, Lynn Lersch, Robert Mincer, Bruce St. Lawrence, Dawn Kane, CEO

Public present: Ms. Darlene Schwartz, Ms. Mary Beth Schwartz, Mr. Quentin Schwartz, Mr. Thomas Valesko, Mr. Rocco Venezia, Mr. Wayne Warren, Mr. John Fulkrod, Donald Sheive

Agenda: Site Plan Reviews of the following applications: #031510-SPR, Minor Subdivision for Applicant Ms Darlene Schwartz; #031610-SPR, Minor Subdivision for Applicant Ms. Darlene Schwartz; #031010-SPR, Major Subdivision for Applicant Mr Thomas Valesko, representing agent for Ms. Pauline G. Valesko's estate; #031110-SPR, Minor Subdivision for Applicant Mr. Wayne R. Warren; #022510-SPR, Minor Subdivision for Applicant Mr. Rocco Venezia, representing agent for Ms. Betty J. Shaefer's estate

Site Plan Reviews:

1. #031510-SPR: Applicant Ms. Darlene Schwartz is requesting a Minor Subdivision of property at 1185 Church Street, Middlesex to move property lines, combining 1.281 acres into (2) lots: Tax Map #22.68-1-6 and #22.68-1-7 in the Hamlet Zoning District.
2. #031610-SPR: Applicant Ms. Darlene Schwartz is requesting a Minor Subdivision of property at 1183 Church Street, Middlesex to move property lines creating a Lot with .979 acres, Tax Map #22.68-1-2 in the Hamlet Zoning District.

After a short discussion referencing that these two site plans would actually make the original (3) lots into a more conforming (2) lot configuration with current zoning code. Board Member John Gilbert moved to grant approval for #031510-SPR. The Planning Board completed a SEQR for Unlisted Action and Negative Impact Declaration for Mrs. Schwartz' application #031610-SPR. Chairman DeVinney asked for a motion to accept the determination. Board Member Gilbert moved to accept and Board Member Mincer seconded the motion which carried with all members present in favor. Chairman DeVinney signed the site map for #031610-SPR, and conditional approval pending County review of #031510-SPR scheduled for 4/22. Board member Loretta Henrie seconded this motion. All members present voted in favor.

3. #031010-SPR: Applicant Mr. Thomas Valesko, representing agent for Ms. Pauline Valesko's Estate. Mr. Valesko is requesting a Major Subdivision of (4) lots out of the 25.8 acres of vacant property, Tax Map #23.02.1.1, on the west side of Roach Road, Middlesex (AG District).

After a short discussion referencing future plans for these (4) vacant lots and the chairman's wish to seek legal counsel, it was decided that a determination would be made after County Planning Board review on the 22<sup>nd</sup> of April and advisement from our Town Attorney by the YCPB deadline of April 13<sup>th</sup>. Mr. Valesko will be advised of a date for determination of final plat and map approval after County review is received.

4. # 031110-SPR: Applicant Mr. Wayne Warren of 1828 Shay Road, Middlesex is requesting a Minor Subdivision of 12.429 acres of undeveloped land on Shay Road to be divided from a 199 acre family parcel (Tax Map #44.02-1-8, Lot #17).

After a brief presentation by Mr. Warren, the board decided an Unlisted SEQR determination of Negative Declaration appropriate. This SEQR determination was put in motion Board Member Mincer and seconded by Board Member Loretta Henrie. A motion of Conditional approval

pending County Planning Board review was made by Board member Bruce St. Lawrence and seconded by Board Member Mincer. All board members present voted in favor of both motions on the floor and it was stated that Mr. Warren would be notified of the County's determination as well as final approval by the Town of Middlesex Planning Board at which time maps will be signed as approved.

5. #022510-SPR: Applicant Mr. Rocco Venezia, representing agent for Ms. Betty J. Shaefer. Applicant is requesting a Minor Subdivision of approximately 87.5 acres on the west and 75.4 acres on the east side of Rt. #245 located approximately 2002' south of Pierce Hill Road, Middlesex, Tax Map #13.03-1-1. This proposed property division is for residential mortgage purposes in the AG/R Zoning District.

Mr. Venezia presented the proposal to subdivide. Explanation of the ROW - old Railroad Bed and separating the lot line from this ROW for mortgage purposes was discussed. These (2) parcels are currently separated with a house on one parcel. Chairman DeVinney asked if there was a separate deed for each side and it was stated there was. Completion of an unlisted SEQR was done with a motion to accept a negative impact determination by Mr. Gilbert and seconded by Mr. St. Lawrence. All board members present agreed with this motion. A motion for conditional approval pending County review on the 22<sup>nd</sup> of April was made by Ms. Henrie and seconded by Ms. Lersch and the board voted with all present in favor. Notification of County approval and date of final determination will be stated in writing to the applicant.

The board approved draft minutes from March 3<sup>th</sup>.

Next meeting will be scheduled on April 14<sup>th</sup> at 7 pm. It will be an educational meeting with our Town Engineer, Lu Engineering who will be presenting a Draft of our Steep Slopes Law.

A motion to adjourn was made by Loretta Henrie and seconded by Bruce St. Lawrence. Meeting was adjourned at 9pm.

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