

TOWN OF MIDDLESEX
PLANNING BOARD
Minutes – January 19, 2011, 7pm

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

Others present: Dawn Kane, CEO; Mr. Donald Sheive, Mr. Rocco Venezia (Venezia & Assoc.)

Agenda: Site Plan Review: Application #072110-SPR: Mr. & Mrs. Philip Edgerton, represented by Venezia & Assoc. Property located at 1519 So. Lake Road, Middlesex, NY (LR District)

Meeting came to order at 7:15pm

Chairman DeVinney invited discussion for approval to decrease membership at the Town Board's recommendation from a (7) to a (6) member Planning Board with the sixth member acting as alternate, since there had been a vacancy on the Planning Board for sometime. After a short discussion, Chairman DeVinney entertained a motion to approve, seconded by Bruce St. Lawrence. Board members voted to approve this decision and the motion carried with all Board Members present in favor.

Board opened floor at 7:30p to Site Plan Review:

Application # 072110-SPR: Mr. and Mrs. Philip Edgerton, represented by agent Rocco Venezia of Venezia & Associates, requested approval to construct an access driveway to dwelling at 1519 So. Lake Road. Applicant had received an Area Variance from the Zoning Board of Appeals on 12/16/10 to construct this driveway. The ZBA came to this determination after consulting with outside resources - Lu Engineer and Yates County Soil and Water District. Requested revisions were resolved on a new site map presented to the Planning Board.

Concerns over storm water runoff onto South Lake Road were discussed. It was requested by the Board that the driveway material remain pervious instead of paved. Guardrails on lakeside of the road across from the driveway were suggested for safety due to the driveway grade and would become the decision of the Town Highway Superintendent to do so.

Chairman DeVinney entertained a motion to grant the Site Plan with a stipulation that use of the existing driveway as a construction entrance be allowed until construction is complete in order to keep construction vehicles and debris off South Lake Road.

Board Member St. Lawrence moved to approve as stated and Board member Gilbert seconded the motion on the floor. The motion carried with all Board Members present voting in favor.

Old Business:

The Highland Group of Canandaigua LLC requested an extension of Final Plat Approval by Resolution on 7/7/10 of the Minor Subdivision application of property located at 556 East Lake Road. Applicant would like to revise the Site Plan as presented in July to now sell off only Lot #2 utilizing the existing road frontage which comes off of East Lake Road until such future time as Lot #1 and/or Lot #3 may be sold. Chairman DeVinney will seek legal advisement on this. Pending this advisement, the Board shall discuss procedural actions at Feb. 2nd meeting.

Steep Slope Draft Law Information:

Board Member St. Lawrence summarized the current status of project and Lu Engineer's work on the Draft Steep Slope Law. After a review with Director Scott Prior with the entire Board Members, it was decided that the following action points would be worked on:

1. The Planning Board would reserve the February 2nd meeting for a work session on the law and

complete their review, listing what areas Lu Engineers would complete and what areas our Board would continue reviewing. All Board Members are asked to review the latest draft (11/01/10) and bring their comments, concerns and ideas to this meeting.

2. Feb. 16th - worksession with Lu Engineer to establish a reasonable timeline for Law to be completed and set a proposal request to the Town Board for services rendered.
3. Marty DeVinney will research Steep Slope websites to compile a list of usable language and bring to Feb. 16th meeting.
4. Kevin Olvany will be contacted by Scott Prior for overlay district mapping.
5. Bruce St. Lawrence will coordinate follow-through to completion with a project time-frame, list of tasks to be completed and a fee remittance process with Lu Engineers.

Minute approved:

Board approved Draft Minutes from 11/19/10 and 1/05/11. Board Member Mincer made a motion to approve with Board Member Gilbert offering a second. The motion on the floor passed with all Board Members present in favor.

Next meeting agenda:

- Feb. 2nd: Board Work session on Draft Steep Slope Law
- Feb. 16th: Board Work session with Lu Engineer on Draft Steep Slope Law

Motion to adjourn the meeting was made by John Gilbert and seconded by Bruce St. Lawrence. Motion carried with all Board Members present in favor.

Meeting adjourned at: 8:48 pm

Minutes submitted by L. Lersch/Revisions to: LSammy5@frontiernet.net