

## TOWN OF MIDDLESEX

### PLANNING BOARD

Minutes – February 16, 2011 7:15pm

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

Public present: Soumen Das, Rocco Venezia, Mark Lipari, Donald Bow, Donald Sheive, William Kenyon, Richard Testa

Agenda: Site Plan Review: Highland Group of Canandaigua Lake LLC

Chairman DeVinney opened the meeting at 7:15pm

Mr. Kenyon and Mr. Venezia summarized Plan Revision for the Minor Subdivision at 556 East Lake Road in the High Bank area (LR District). Due to the length of time it has taken and the possibility of the Town of Middlesex not passing the proposed Draft ZL Amendment for allowing Private Driveways in the LR District by Special Use Permit, the Highland Group would like to seek site plan approval for constructing (3) dwellings on (3) lots and (3) separate driveways for each lot as is currently allowed in Zoning Code.

Chairman DeVinney summarized where this Draft is currently in the process and said that it would be May at the least, before the Law would be set for a Public Hearing and determined by the Board due to County Review and the normal process in filing a law with the State of New York.

The Highland Group has a prospective buyer for Lot #2 and is concerned with the length of time this could take, and requested that they proceed with a temporary approval to access Lot #2 through Lot #1 pre-existing access road.

Board discussion over conditions of a temporary approval stating that Lot #1 would need a temporary ROW agreement and Lot #3 could not be extended for access by this existing access road. It was decided that the Planning Board would recommend approving a single driveway to the Lot #2. This site approval would include a separate driveway approval for each of the Lots and the legalities of each would be the responsibility of the Highland Group, not the Town of Middlesex.

Board gave Final Plat approval by Resolution to approve the Highland Group of Canandaigua Lake LLC Site Plan for a Minor Subdivision of (3) Lots and (3) separate driveways. Chairman DeVinney entertained a motion which was made by Mr. Mincer and Mr. St. Lawrence gave a second. The motion to approve was voted on by all Board Members present and motion carried with a vote of 6-0. The Highland Group was advised to submit a Mylar of the Site Plan plus (4) prints for signing-(County Clerks' office (2 prints), Town (1) print, (1) applicant).

Chairman DeVinney closed the Site Plan Review at 8:15pm

Board discussion of UDML Draft Law for Town review. Planning Board decided to review draft submitted and recommend Tier choice to Town Board in March.

Draft Steep Slope Law (Rev. 2/4/11) developed by Lu Engineer was reviewed by the Board. Board Member Bruce St. Lawrence summarized that he felt they had developed it to be fairly close to what the Board wanted, however he felt the format could be tightened up. Board went through draft review and recommended revisions which Board Member St. Lawrence will incorporate into the document. He also will finish up reviewing Lu Engineers' proposal contract to the Town of Middlesex of \$6600.

Board approved Minutes from 2/2/11 by a motion made by Mr. Gilbert and seconded by Mr. Mincer. Motion carried with all Board Members present in favor.

Next month's agenda: Review of Draft Steep Slope Law, Review of Draft UDML & SEQR

Motion to adjourn was made by Mr. Gilbert and seconded by Mr. St. Lawrence. Motion carried with all Board Members present in approval. Meeting adjourned at 9:35pm