

## **TOWN OF MIDDLESEX**

### **PLANNING BOARD**

June 1, 2011, 7pm

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

Public Present: Mr. Donald Sheive, Ms. Linda Sheive, Mr. Steven Cunningham, Mr. Todd Nellis, Mr. Terry DeKouski, Mr. Luke Dekouski, Mr. Rocco Venezia of Venezia & Associates.

Agenda: Site Plan Reviews for:

App. #50511-SPR: Owner Mr. Terry and Luke DeKouski requests Site Plan approval for construction of (2) Greenhouses at 843 Elwell Rd. (HB); App. #111308-SPR: Owner Mr. Steven Cunningham requests board approval of site plans to remediate a driveway at 1265 So. Lake Rd., (LR); App. #42911-SPR: Middlesex Ambulance Corps requests approval for construction of a new Ambulance Corps Building at 817 Rte. #245, Middlesex (HB)

Meeting came to order at 7pm.

Draft Minutes from May 4<sup>th</sup> were reviewed, Board Member Mincer made a motion to approve and Chairman DeVinney seconded the motion. All members present voted in favor. Motion carried.

Chairman DeVinney opened the floor to Site Plan Reviews:

1. App# 50511-SPR/Mr. Terry & Luke DeKouski of 843 Elwell Rd., requests approval to install (2) Greenhouses at the above location (HB)

Ms. Kane summarized the first application to the Board with the following information: The Dekouski's would like to install (2) Greenhouses. One would be a structure 20x24 ft. and the other would be a bit larger measuring 30 ft. x 40 ft. made of galvanized fiberglass.

Mr. DeKouski stated that the Greenhouses would be located on the flat area east and in front of the existing sawmill which currently operates a few jobs per year. Parking would be adequate in this location. Proposed 2 sided colored signage by a professional sign painter would be approximately 4 x 8 ft. using 6 x 6" posts. A landscaped location would be selected on Elwell Road.

Ms. Kane advised the applicant that a sign application with a drawing is required through the code office to obtain a permit and would require adherence to meet the front yard setbacks for current zoning and could be no larger than 6 sq. feet.

The Board reviewed traffic egress through the Saw mill's Elwell Road entrance which has been approved by the Town Supervisor. Route #364 would be a problem. It was noted by the Board that the footers of the greenhouses would be hand dug using galvanized pipe in concrete, and shale for the base floor of the greenhouses.

Chairman DeVinney asked for further discussion and requested a motion to approve contingent on the Site Plan Review of the proposed commercial signage when ready. Board Member St. Lawrence made the motion to approve with conditions as stated and Board Member Mincer seconded the motion. All Board Members present voted in favor and the motion carried.

2. App. #111308-SPR: Owner Mr. Steven Cunningham requests board approval of site plans to remediate a driveway at 1265 So. Lake Rd., (LR)

Representing agent, Mr. Rocco Venezia of Venezia & Associates presented the application for owner Mr. Cunningham. Request of the board was for map revisions to remediation plans to stabilize an embankment, and grade work to improve the driveway access to owner's property.

After a discussion the Board decided to have Town Engineer, Lu Engineering review the plans and we would continue review mid-month on the 15<sup>th</sup> to determine.

3. App. #120408-SPR: Middlesex Ambulance Corps. seeks Site Plan Approval to demolish the existing Ambulance Building which was 2,160 sq. ft. and construct a new building decreasing the footprint to 2,000 sq. ft. Mr. Todd Nellis presented the application as representative.

The building would utilize existing utilities: public water, existing septic and leach field, and electric.

Yates County Planning Board Review on May 26<sup>th</sup> was read and submitted into the minutes. Board Member Lersch made a motion to approve the application based on prior board review, Yates County Planning Board review and suggested the Board to waive the \$25 PB meeting fee.

Board member Mincer seconded the motion and all present voted in favor. Motion carried.

Chairman DeVinney made a motion to close the Public Hearing and to start working on Old Business. Board Member Mincer seconded the motion. Motion carried with all Board Members present in favor.

Chairman DeVinney opened the work session at 7:30p.

Agenda item: Draft Steep Slope Law/Visual mapping

Board discussion on visual mapping submitted by Mr. K. Olvany from the Canandaigua Lake Watershed Council. It was decided that revisions were necessary and Chairman DeVinney would proceed with making necessary changes with Mr. Olvany.

Mid-month Agenda:

App. #111308-SPR: Mr. Steven Cunningham of 1265 So. Lake Rd., Remediation of Driveway

App. #050411-SPR: Mr. Jon Schick, representing agent for Mr. & Mrs. Dan Mahar, owner of property at 968 So. Lake Rd., Site Map Revisions

Draft Steep Slope Law (rev. 5/16)

Chairman DeVinney entertained a motion to adjourn. Board Member John Gilbert made the motion and Board Member Mincer seconded the motion. All present voted in favor of the motion. Motion carried.

Meeting adjourned at 9:35pm

Minutes submitted by L. Lersch/please submit revisions to: LSammy5@frontiernet.net