

TOWN OF MIDDLESEX
PLANNING BOARD
Minutes - July 20, 2011 7pm

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

Others Present: Mr. Burnell Rieff, Ms. Linda Sheive

Agenda: Work session on Steep Slope Draft Law; Final Map Review of Application #60811-SPR for Mr. Burnell Rieff of 217 Bare Hill Rd., (A/R)

Meeting came to order at 7pm

Draft minutes from May 18th and July 6th were approved with a motion on the floor from Mr. DeVinney which was then seconded by Board Member Mincer and all members present voted in favor. Motion carried. Board member Lynn Lersch made a motion to amend a portion of the 7/6 draft minutes. Mr. Gilbert seconded the motion and the amendment was approved by all Board Members present in favor.

Ms. Kane presented App. #60811-SPR/Mr. Burnell Rieff's request for map revision to allow a pre-existing equipment shed to move 10' closer to the nearest boundary line. This shed will be used to store supplies for the proposed Greenhouse business and now stands 50' from the boundary line. Mr. Rieff is requesting to move the shed to 40' from the boundary line where it on more level ground. A question was posed by the Board if Mr. Rieff's property and this shed would be exempt under a Farm exemption from zoning regulations. Mr. Rieff's proposed business does not qualify for NYS Farm Exemption but does qualify for request. The nearest neighbor Mr. Bowerman states that he is in concurrence with the proposed setback shift. Mr. Rieff stated that the building is pre-existing, with a 440' setback from Bare Hill Road and he meets the side setbacks with enough frontage bordering Townline Road.

Board Member St. Lawrence requested (1) Final Map with all revisions noted and to include: Setback changes pertaining to Equipment Shed; storm water runoff distribution from overflow of water collection tanks on parcel as well as new position of equipment shed.

Code Enforcement Officer, Ms. Kane requested that Mr. Rieff present plans for Business signs over the winter to be readied for permitting in the spring. It was noted that Mr. Rieff will comply.

A SEQRA was determined that the proposed project will not have any significant adverse impacts and a motion to this effect was offered by Mr. St. Lawrence and seconded by Mr. Mincer. The motion on the floor carried with all Board Members present voting in favor.

Mr. Rieff made changes as requested to his Final Site Map and submitted it to the Board before the end of the Planning Board Meeting. A motion to accept and approve all map revisions was made by Mr. Gilbert and seconded by Mr. Mincer. All Board Members present voted in favor of the motion. Motion carried.

Resident Ms. Linda Sheive asked for the floor to discuss a timely topic of concern with the Board, announcing a seminar to be offered on the topic of Hydrofracking at Hobart William Smith Colleges on July 21st and 22nd. Costs will be covered by the Vine Valley Community House for interested members. A conference at Keuka College sponsored by the Town of Jerusalem will be on Tuesday, July 26th with (2) keynote speakers on Hydrofracking. This conference is geared to the local municipalities vs. state and

nation levels. She also announced August 9th, as “Local Officials Night” at the Vine Valley Community House at 7pm. Wed., August 10th will be a session by the Gas & Oil Companies/Law Enforcement Regs.

Work Session on Draft Steep Slope Law (rev. 5/16)

Ms. Kane submitted new maps from Kevin Olvany, Canandaigua Watershed Council. These maps more clearly showed a greater color definition between slopes, with each parcel showing tax map ID #'s. These maps have been submitted to Supervisor, Robert Multer for viewing and will be viewed by both Town Boards at a work session to be scheduled at a later date.

Board Member St. Lawrence presented (3) Standards of Development on Steep Slopes that had been developed by Lu Engineer as a general overview of appropriate building construction on varying steep slopes. These standards marked ST-1, 2 and 3 will become part of a Book of Standards to be used as a conceptual tool with the applicant to indicate what the board will be looking for in siting proposed projects in the preliminary stages of development on Steep Slopes. The Standards are meant to stand alone from the Steep Slope Law for ease in amending. Legal separation of the Standards will be discussed with Town Attorney.

The Board reviewed some changes to these (3) Standards for Lu Engineers to revise with possibly more standards to be added after refinement. A box on the Permit Application will be added to state: “Steep Slope Law compliant”

Next months’ agenda to include:

Old Business:

1. Application #120408-SPR / Mr. Steven Cunningham but will submit his Final Map Revisions on the regularly scheduled Planning Board meeting on August 3rd. Code Enforcement Officer, Ms. Dawn Kane will request all map revisions as noted in conditional approval given on July 6th; Rocco Venezia of Venezia & Associates to be onsite during installation of product used to stabilize embankment as well as an “as built” upon completion of the project and a confirmation letter denoting that the project is complete as built.
2. Application # 050411-SPR/Mahar residence at 968 South Lake Rd., agent Mr. Jon Schick will be submitting his Final Site Map revisions.

New Business:

1. Application #70611-SPR/ Mr. & Mrs. Steven Rippey of 5956 S. Vine Valley Rd., requesting Site Plan Review for an addition to their Single Family residence. CEO, Ms. Kane stated that the septic has been approved and the setbacks are within regulations.
2. Application #070611-SPR/Drew Ellison of Drew’s Docks, agent for Mr. James Fox of 1223 South Lake Rd., submitting a request under the 2004 UDML for a permanent dock at shoreline. Engineer Paul Kocher will be submitting water rights lines this week to add to site map as submitted.

A motion to adjourn was offered by Mr. Robert Mincer and seconded by Mr. John Gilbert. Motion carried with all Board Members present in favor. Meeting adjourned at 9:15pm

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