

**TOWN OF MIDDLESEX**  
**PLANNING BOARD**

Minutes – June 6, 2012, 7pm

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

Others Present: Mr. Randall Peacock, Mr. James Fonzi, Mr. Ed Parrone, Ms. Amy Kendall, Mr. Gary Hoffman, Ms. Deborah Samardjian, Ms. Casey Catlin, Mr. Douglas Skeet, Mr. Jeremy Fields

Agenda: Application # 41112-SPR/Mr. James Fonzi requests Site Plan Review for map revisions for a proposed 3 bedroom dwelling at 5980 Widmer Rd., (LR); Application #120811-SPR/ Mr. Jeremy Fields, representing agent for Mr. John Porter of 446 E. Lake Rd., (LR) requests review of remediation plans to existing gravel path and disturbed steep slopes; Application #052312-SPR/ Mr. Jeremy Fields, representing agent for Mr. James Alesi requests Site Plan Approval to construct (2) permanent docks and a Boat Station at 1345 S. Lake Rd., (LR); Application #091211-SPR/ Mr. Richard Bolton requests Site Plan approval to construct a two story garage at 258 E.Lake Rd., (LR);

Meeting came to order at 7:15pm.

Site Plan Reviews:

1. Application #41112-SPR/Ms. Amy Kendall, representing Attorney for Mr. James Fonzi, provided an update on project status referencing revised EAF, Town Engineer Review, and current map revisions, requesting SEQR determination by the Planning Board.

Chairman DeVinney referred to completion of the Final SEQR stating declaration of impact would be made once the application received final release from Town Engineer and the Board determined the application to be complete.

Ms. Kane stated that it was her understanding that further driveway revisions had been made to the Site Maps in a meeting with the Town Engineer.

Board reviewed Lu Engineer's review of June 5<sup>th</sup> with all professionals servicing Mr. Fonzi's project, and also reviewed some additional points of concern from Board Member St. Lawrence. Mr. St. Lawrence asked for additional silt fencing for erosion protection to be placed at shoreline where excavation would take place. Details on the Site Map legend required revision to reflect temporary and permanent silt fencing.

CEO Ms. Kane and Board Member St. Lawrence requested that the builder also be involved upfront with the construction sequencing project notes.

After a short discussion, it was agreed that all construction sequencing would be placed on notes to advise the contractor of what was expected sequentially with installing the project and to include an on-site pre-construction meeting prior to work commencing with Watershed Inspector George Barden, Town Engineer, Code Enforcement Officer, Contractor and project manager from Parrone Engineering.

Without further discussion, Chairman DeVinney entertained a motion to move forward with site map revisions to be submitted by June 13<sup>th</sup>. The next Site Plan Review would take place on Thursday, July 5<sup>th</sup>, due to the holidays.

2. Application #12011-SPR/Mr. Jeremy Fields, representing agent for Mr. John Porter of 446 E. Lake Rd., (LR) Mr. Fields summarized the history of the application to include remediation of a gravel path to an installed septic, and stabilizing a steep slope portion of the land that was disturbed due to installation of the septic.

Board Member Lersch read and submitted into the current minutes, both a copy of a letter from Engineer Mr. William Grove, referring to remediation details, and also the Conditions of the Planning Board's Determination stated in December 7, 2011 Board Minutes.

Mr. St. Lawrence inquired about a rodent trap to be installed at the discharge culvert at the road, and Mr. Fields stated he had installed it; however there was little discharge due to the county changing this watershed some time ago. Mr. St. Lawrence referred to the structural integrity of a gravel parking area installed at the beginning of the gravel path on Seely Landing still to be addressed by Engineer Mr. Grove. The board determined they would like to review written comments from Engineer William Grove on this site change since it occurred during the construction phase of the septic.

The Board moved to determine there were (2) unresolved issues remaining, so could not determine a final approval until:

1. Driveway and slope stabilization were remediated per Mr. Grove's written plans and to include additional comments from Mr. Grove on the gravel parking area at Seely Landing. This would be the responsibility of Mr. Jeremy Fields, Fields Construction, Canandaigua NY.
2. Discharge drainage to the retaining wall would include crushed stone to be added where the (2) drainage pipes discharge for the purpose of decreasing the flow of water runoff from behind the retaining wall to an existing gully to the north. This would be the responsibility of Twin Oaks Landscaping of Macedon, NY.

Chairman DeVinney stated a SEQR would be completed once the application was deemed complete and entertained a motion to move the application as approved with conditions as presented. Board Member Mincer seconded the motion with all Board Members present in favor. Motion carried as approved.

3. Application # 052312/ Mr. Jeremy Fields of Fields Construction, representing agent for Mr. James Alesi of 1345 S. Lake Rd., (LR) requested Site Plan Approval for (2) proposed permanent docks and a Boat Station. One dock was proposed to be 480 sq. feet and the other to be 600 sq. ft.

In review of the site map, it was determined by the Board that the offset measurement for both docks was missing, as well as the side setbacks to the property line. These must be submitted as a requirement prior to the Board determining final approval.

Chairman DeVinney entertained a motion to approve with conditions as presented. Board Member St. Lawrence made a motion and it was seconded by Board Member Gilbert. All Board Members present voted in favor and the motion carried.

The Board completed a SEQR assessment of the project and voted to determine that the proposed action will not result in any significant adverse environmental impacts, providing reasons to support this determination. Board Member Mincer made a motion to accept the negative declaration once the conditions were resolved and Board Member St. Lawrence seconded the motion. The motion carried with all Board Members present voting in favor.

4. Application #091211-SPR/Mr. Richard Bolton requests Site Plan Approval to construct a (2) story garage on property at 258 E. Lake Rd., (LR)

Mr. Bolton, summarized his application. The Board requested map revisions to include a survey map delineating boundary lines, run-off and any natural swales that might daylight to existing gullies. Board recommendation was to place stone at the discharge points to drainage areas.

Chairman DeVinney motioned to approve the application contingent on the requested information as discussed. Board Member Gilbert moved to accept and Board Member Mincer seconded the motion.

The Board completed a SEQR assessment of the project and voted to determine that the proposed action will not result in any significant adverse environmental impacts, providing reasons to support this determination. Board Member Mincer made a motion to accept the negative declaration once the conditions were resolved and Board Member St. Lawrence seconded the motion. The motion carried with all Board Members present voting in favor.

Old Business:

1. Application #050612-SPR/ Mr. Jeffrey Smith of 1751 Shay Road, requesting Site Plan Approval for a Minor Subdivision of (2) Lots on approximately 10 acres. Lot #1 which is 5.005 acres will become 4.132 and Lot #2 will become 5.878 acres after subdividing,

A SEQR was determined by the Planning Board and the subdivision was declared not to have any significant impact on the character of the neighborhood or have any adverse environmental concerns. Board Member Gilbert voted in favor of a negative declaration and Board Member St. Lawrence seconded the motion.

Chairman DeVinney asked for a resolution to approve the Minor Subdivision as presented and declared. Board Member St. Lawrence voted to approve and Board Member Gilbert voted to second the motion. The motion carried with all Board Members present voting in favor.

CEO Report:

Ms. Kane, CEO reviewed with the Planning Board on a number of applications that could possibly require the Board's Site Review. The Board advised the Code Office that applications for a permanent dock and a retaining wall repair would fall into site review qualifications due to the extent of site work involved.

Next Meeting: A decision to hold the next Planning Board meeting on Thursday, July 5<sup>th</sup> due to the holidays was made by Board Member St. Lawrence and seconded by Board Member Lersch. The motion carried with all present in favor.

A letter of invitation, from the Middlesex Baptist Church, was read by Board Member Lersch. All interested parties were invited to attend a dedication service for the new Youth Center. This event will take place on Sunday, June 17, 2012 from 2-4pm in support the new building and its addition to our community.

A motion to adjourn was made by Board Member Mincer and seconded by Board Member Gilbert. All present voted in favor. Motion carried. Meeting adjourned at 9:15pm.

Minutes submitted by L. Lersch/Revisions to: [LSammy5@frontiernet.net](mailto:LSammy5@frontiernet.net).

Minutes approved on July 5, 2012