

TOWN OF MIDDLESEX
PLANNING BOARD
Work Session

Minutes – Wednesday, October 17, 2012, 7pm

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

Public Present: none in attendance.

Agenda: Review of Minutes for: 7/18, 8/01, 8/15, and 9/05/12; Revisions to Draft Steep Slope Law (rev. 8/20); Review of NYS, County and Local Town Laws for % of slope references to Dedicated Roads, Driveways and Private Roads, Code advisement on current applications

Chairman DeVinney opened the work session at 7pm.

Approval of Draft Minutes for 7/18, 8/01, 8/15, and 9/05.

Board Member Mincer moved to approve and Board Member Gilbert seconded the motion which carried with all Board Members present in favor.

Board discussion focused on current draft of the Steep Slope Law. Yates County Planning Board Approved Minutes are forthcoming to review board members specific comments. The County votes were quite close (4 in favor, 5 opposed). Board gave consensus that redrafting revisions to the law could best be navigated through a collection of outside resource professionals who could speak to the intent of the model law that had been worked on and given to the Town to begin work with. All felt restructuring and possibly condensing could happen and the addition of law references, where appropriate, might make the draft law more user-friendly and easier to navigate through. Sections such as Definitions could be placed in the back and possibly as an addendum tool to the law since it was lengthy, yet important to include.

The Board felt that it would be wise to provide residents with a summary of legal process involved in adopting a New Law, as there seemed to be many comments to the County and to the Town Supervisor which indicated confusion in this area.

Resident comment showed there was also confusion over the ability to obtain relief to the law. Although the draft law did provide relief in the form of variance of land uses that were not already listed in our current Zoning Law, this did not seem to be clearly defined.

Board Members inquired of Ms. Kane, if the Office of Code Enforcement had received any calls or comments from residents in reference to the Town Newsletter sent to all real properties within the Town. Ms. Kane stated that as yet, she had not and had expected that there would be due to the many letters in opposition to the Draft Law which were submitted when it went to the Yates County Planning Board for a second review. The Newsletter had stated quite clearly that Town felt it an important process for residents to reviewing how the draft law might impact their individual parcels. The Code Enforcement Office was available to work with residents with questions referencing the Law and had visual aids and Development Standards to use as reference tools for each of the (3) slopes to review prior to adoption of the draft law.

Ms. Kane updated the Planning Board with a number of project/applications that needed Board advisement whether they would need Site Plan Review. She announced that a new UDML application would now be used instead of a Site Plan Application Review due to the need for specific information in order for the Board to make a more complete determination. Ms. Kane passed out a copy of this application to Board Members.

Board completed a SEQR declaration for Application # 091212-SPR/Mr. James Spelman of 771 Newago Avenue & 6366 Glenn Avenue. This application had been reviewed on October 3, 2012 without SEQRA declaration. The Board completed a SEQRA determining that the proposed action would not result in any significant adverse environmental impacts and provided reasons supporting the determination. Board Member Lersch made a motion to accept the negative declaration and Board Member Gilbert provided a second. The motion carried with all members present in favor.

A motion to adjourn was entertained by Chairman DeVinney and seconded by Board Member Lersch. Motion carried and the meeting adjourned at 9:32pm.

Minutes submitted by L. Lersch/revisions to LSammy5@frontiernet.net
Minutes approved on November 7, 2012