TOWN OF MIDDLESEX
PLANNING BOARD

Minutes – Wednesday, October 2, 2013, 7pm

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

Public Present: Mr. Brennan Marks, P.E. of Canandaigua Engineering, Mr. Phil Greene of Worden Hill, Inc.

Agenda - Site Plan Reviews: App. #091413-SPR/Mr. & Mrs. Travis & Amanda Grover, represented by Mr. Brennan Marks, P.E. requests Site Plan approval for the construction of a 3 bedroom, one story house on Rte. #245 near the Rushville Town line, Middlesex (HR); App. #091113-SPR/Mr. & Mrs. Mark Gould, represented by Mr. Phil Greene of Worden Hill, Inc. requests Site Plan approval for the construction of a 160 sq. foot addition to a permanent dock, referencing the UDML, at the shoreline of 1003 So. Lake Rd., Middlesex (LR); App.# 091013-SPR/Mr. and Mrs. Maurice Vaughan, represented by Mr. Phil Greene of Worden Hill, Inc. requests Site Plan approval for the construction of a 556 sq. ft. addition to a permanent dock, referencing the UDML at the shoreline of 626 East Lake Road, (LR); App. #091213-SPR/Mr. & Mrs. Ron & Diana Papa represented by Van Scott Builders, requests Site Plan approval to construct an addition to a family room (Phase I) and modifications to a front porch (Phase II) at seasonal dwelling at 1081 So. Lake Rd., (LR).

Chairman DeVinney opened the Planning Board Meeting at 7pm.

Application #091213-SPR/Mr. & Mrs. Ron Papa, represented by Van Scott Builders, was rescheduled for a later time.

Code Enforcement Officer, Ms. Kane provided a summary to Board Members of the following:

1. App #091413-SPR /for Mr. and Mrs. Travis & Amanda Grover, stating there were new map revisions showing the maximum grade of the driveway would be 12% referring to Grading Note #1. Also, the turnaround at the midway point of the driveway was repositioned closer to the house siting. The NYS DOH has approved the septic design, and a NYS permit for the curb cut onto Rt. #245 has been acquired. The Site Plan meets all current code requirements and rip rap will be added to the discharge at swale as noted in an email by Board Member St. Lawrence. The existing structures on the property will be moved or demolished as shown on the map; however the existing barn will remain.

   A SEQRA review was completed as required under the State Environmental Quality Review Act, determining it to be a Type II action, therefore requiring no further action.

   After a short discussion of erosion control management practices, the board moved to approve the application. Board Member Mincer moved to approve the application if a letter was procured by the Code Enforcement Office that rip rap will be added to the discharge points of the existing swale as discussed. Board Member Lersch provided a second. After no further discussion the motion carried with all Board Members present voting in favor.

2. App. #091113-SPR/Mr. & Mrs. Mark & Carol Gould represented by Mr. Phil Greene of Worden Hill, Inc. requests Site Plan approval for the construction of a 160 sq. ft. addition to a permanent dock, referencing the UDML, at the shoreline of 1003 So. Lake Rd., Middlesex (LR).

   Code Enforcement Officer, MS. Kane stated that the Gould property had received prior Town Highway repair from the embankment at roadside to the shoreline. This repair should not be included in the square footage allowance for Mr. Gould when measuring for UDML dock sq. ft. allotment.

   An "as-built plan will be required at project completion to be submitted to the Code Enforcement Office.

   A SEQRA review was completed as required under the State Environmental Quality Review Act, determining it to be a Type II action, therefore requiring no further action.

   With no further discussion, Board Member Gilbert motioned to approve the application as presented, and Board Member Mincer offered a second. The motion carried with all Board Members in attendance voting in favor.

3. App.# 091013-SPR/Mr. and Mrs. Maurice & Janet Vaughan, represented by Mr. Phil Greene of Worden Hill, Inc. requests Site Plan approval for the construction of a 556 sq. ft. addition to a permanent dock, referencing the UDML at the shoreline of 626 East Lake Road, (LR);

   Agent, Mr. Greene of Worden Hill, Inc. presented his application which include (2) Phases of Construction at shoreline. He was seeking approval for both phases: Phase I – addition to an existing permanent dock to be completed now & Phase II – construction of a boat station to be completed at a future time. Chairman DeVinney stated that it would be best to wait review of Phase II project until owner was ready to build. Mr. Greene stated the seasonal dock shown would be removed.

   A SEQRA review was completed, as required under the State Environmental Quality Review Act, determining the project to be a Type II action, requiring no further action.

   An As-Built Plan will be required at project completion and submitted to the Code Enforcement Office.

   After a short discussion and notation change of square footage that included Phase II, Board Member Lersch motioned to approve the application with a notation of change in measurement on both the application and also reflected on the permit when written. Board Member Gilbert provided a second and the motion carried with all Board Members in attendance voting in favor.

   Next meeting: Oct. 16th/Agenda to be decided.

   A motion to adjourn was offered by Board Member Gilbert and seconded by Board Member Lersch. The motion carried with all Board Members present in favor.
   Meeting adjourned at 7:35pm

   Draft Minutes submitted by L. Lersch/Revisions to LSammy5@frontiernet.net
   Minutes approved on Nov. 6, 2013