

TOWN OF MIDDLESEX
PLANNING BOARD
Site Plan Review & Work Session

Minutes – Wednesday, October 30, 2013, 7pm

Board Members present: Marty DeVinney, Chair; John Gilbert, Lynn Lersch, Robert Mincer; Bruce St. Lawrence; CEO - Ms. Dawn Kane, Town Attorney – Alaine Espenscheid, Town Council Members – Peter Gerbic, Alan Button

Public Present: Mr. Paul E. Van Scott of Van Scott Builders, Inc.

Site Plan Review: 7-7:15pm

App. #091213-SPR/Van Scott Builders/ Mr. & Mrs. Ron & Diana Papa requests Site Plan Approval for the construction of an addition to Family Room (Phase I) and front Porch modifications (Phase II) at seasonal residence at 1081 South Lake Road, Middlesex, NY (LR)

The meeting came to order at 7:02pm.

Ms. Kane, CEO summarized the application and introduced Mr. Paul Van Scott, agent and builder for proposed improvements requesting Site Plan Approval.

Mr. Van Scott noted that Phase I of the project involved the south side of the seasonal cottage involving a one room addition. It would be a stick frame, single story construction with a masonry foundation, silt fencing and minimal ground disturbance. The improvements labeled “deck” involved removing the existing deck, working closely with the existing footprint, however enlarging it somewhat. Chairman DeVinney inquired whether this area would be returned to lawn after project completion and Mr. Van Scott would inquire and provide an answer. Board Member St. Lawrence requested notation of a drainage expansion plan involving percolation baskets located at downspout areas which would need gravel or stone at discharge points, and appropriate placement of silt fencing.

Ms. Kane inquired if the Board would accept a letter to document these requests. It was noted that a letter from the project engineer noting the drainage expansion plans as discussed and to include a (pdf) file of drainage detail, would suffice if submitted to the Code Office prior to permitting.

Mr. Van Scott stated that Phase II, porch modifications would not encroach on the original octagon shaped footprint, nor would its’ position conflict with front yard setbacks. He would scale it right on the 60 ft. minimum setback requirement, so as not to require any area variances from current zoning. Board Members reminded him that this setback measurement would start from the drip line of the structure, not from the foundation wall in order to stay in compliance with code.

The Board inquired as to what they were using for construction vehicle access during development stages, and it was stated by Mr. Paul Van Scott that they would be using the existing driveway to access the site during construction stages.

Board Member St. Lawrence made a motion to approve the application conditional on the provision of erosion control plans submitted as discussed to the proposed site plan. Board Member Mincer provided a second and the motion carried with all Board Members voting in favor.

7:15pm/Work Session: Steep Slope Draft Zoning Law Amendment & Regulations/Guidelines

Town Attorney - Alaine Espenscheid invited discussion among all Board Members in attendance. A summary of new revisions was reviewed by those present. Alaine will review all suggestions and concerns when revising the current draft. A copy will be forwarded to all prior to setting a date for future review.

A motion to adjourn was offered by Chairman DeVinney and seconded by Board Member Gilbert. The motion carried with all Board Members present voting in favor.

Meeting adjourned at 9:15pm

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

Minutes Approved on November 20, 2013