

TOWN OF MIDDLESEX
PLANNING BOARD
Minutes

Wednesday, January 7, 2015, 7 pm

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

Others Present: Mrs. Marilyn B. Cornish, Mr. Wade R. Button, Ms., Jeanne C. Fradella, Fr. John M. Mulligan, Mr. Ted Carman, Mrs. Susan Carman, Mr. David Moon, Mr. Tim Murphy

Agenda: App. #121714-SPR/Mrs. Marilyn Cornish & Wade R. Button, requests Site Plan Review of a Minor Subdivision of 48.8 acres of vacant land bordering Viewboard Rd., Tax Map ID # 21.02-1-18, (LDR). Parcel A to become 5.000acres and Parcel B to become 43.668 acres after subdivision; App. #121614-SPR/Mr. Jeremy Fields of Fields' Construction, representing agent for Mr. Thomas Masaschi of 640 Fisher Rd., Tax Map ID # 11.50-1-2, requests Site Plan Review to construct a 195 x 687 sf addition and renovation to an existing seasonal dwelling and existing garage (LR); App. #1214-SPR/Mr. David Moon of Marathon Engineers, and representing agent for Fr. John Mulligan of 1129 South Lake Road, Tax map ID # 21.48-1-10. Requests Site plan review to improve drainage and erosion management of an onsite drainage channel, (LR).

Draft Minutes from December 3rd

New Business: Site Plan Reviews

Chairman DeVinney opened the meeting at 7:08p

1. App # 121714-SPR/Ms. Marilyn Cornish & Wade R. Button - Minor Subdivision – Tax Map ID #21.02-1-18, (LDR)

Ms. Kane – CEO, summarized the application as a Minor Subdivision of 48.8 acres of vacant land in the LDR Zoning District, bordering Viewboard Rd. The subdivision meets all zoning requirements and will be subdivided into 2 parcels. Parcel A will become 5 acres, and Parcel B will become 43.668 acres after subdivision. Parcel A will be conveyed to Ms. Loren Frye also in attendance. Parcel B will remain in the Cornish/Button family as it has for 102 years.

Chairman DeVinney invited discussion. There was none. He entertained a motion to approve the application. Board Member Lersch made a motion by resolution to accept the Minor Subdivision as presented and the motion was seconded by Board Member Gilbert.

A SEQRA review was determined to be a Type II action needing no further review. Chairman DeVinney offered a motion to determine the proposed action would not have any significant environmental impact. Board Member Gilbert seconded the motion. The motion carried with all Board Members present voting in favor.

1. App. #121614-SPR/Mr. Jeremy Fields of Fields' Construction representing Mr. Thomas Masaschi of 640 Fisher Rd. requests Site Plan Review for the construction of an addition and renovations to an existing seasonal dwelling and garage.

Ms. Kane, CEO summarized the application to the Board, stating Mr. Fields could not attend the meeting, but had sent Mr. Murphy to represent him and to submit drawings for a preliminary review. She introduced Mr. Murphy who answered some questions for the Board.

The Board determined that the application, as presented by Mr. Tim Murphy for preliminary review, will need additional documentation prior to final determination. Minimum Site Plan requirements are available from the Code Enforcement Office. The Planning Board requests that a Site Plan be prepared and submitted to include the following:

- a. Clearly show all existing structures distinctly from any proposed new work. Identify site access for all construction activities.
- b. Include a Construction Execution narrative that describes the proposed plan for any temporary material laydown area, construction of temporary site access, note structures for demolition, tree removal etc. indicating all site disturbance and proposed plan to keep disturbance to a minimum.
- c. Locate existing driveways, and show all proposed driveway modifications.
- d. Show proposed site stormwater run-off control to include location of any temporary check dams that may be needed.
- e. Locate any proposed temporary stock piles of excavated material.
- f. Take care to show all silt fence locations.
- g. Show any roof and foundation drain systems, to include discharge points and use of gabion stone for erosion.
- h. Clearly show all existing shoreline features and proposed new work, referencing the High Mean Water Line.
- i. Label all property boundaries and the dimensions to each of the setbacks from the closest point on new construction (to include roof overhangs and cantilever decks)

The Planning Board will refer to the Town Attorney for legal advisement on the following concerns discussed during the preliminary review:

- a. Existing garage with proposed new additional bathroom may be considered habital space and may require a fire safety review.
- b. Extension upward of a proposed addition/renovation may affect the status of being grandfathered as pre-existing non-conformances.

Once resolved, the Office of Code Enforcement will determine when the application will be placed on the next meeting's agenda for review.

2. App. #1214-SPR/Mr. David Moon of Marathon Engineers and representing agent for Fr. John Mulligan of 1129 South Lake Road, Tax map ID # 21.48-1-10, requests Site Plan Review to improve drainage and erosion management of an onsite creekbed/drainage channel, (LR).

Mr. David Moon stated onsite drainage would be improved by constructing a 60 ft. linear channel lined with boulders to the existing creek bed in order to stop the encroachment of stormwater runoff to the property and undermining of an existing bridge north of the property.

Discussion in review of proposed plans incorporated the estimated project start to be possibly in July when the creek dried up and also that an onsite review by Canandaigua Watershed Program Manager Olvany and Watershed Inspector Barden provided advisement due to the streams' close proximity to the shoreline.

After a short discussion, Board Member Gilbert made a motion to approve the application with discussed revisions and Board Member St. Lawrence provided a second. Approval is conditional once the following

conditions are resolved with Site Map revisions submitted to the Office of Code Enforcement prior to permitting:

- a. Notation of expected project start date and estimated completion time for Highway Superintendent's Notification during time of heavy boulder deliveries.
- b. Notation on plans of onsite spoils location and silt fence to protect construction area.
If spoils hauled offsite, please note where the spoils will be hauled to.
- c. Notation #1 under "Restoration and Landscaping:" Reword to reference reseeding / soil stabilization as per requirements in Town's "Stormwater Management and Erosion Control Laws."
Delete "up to owner and contractor."
- d. Notation on plans - check dams are temporary and will be removed at project completion.
Placement of check dams to be downstream of any stream disturbance, or equipment access.
- e. Clarify the proposed construction access, referencing distance from property line to the north.
- f. Under Erosion Control, Notation # 7 Maintenance: Change name of road from "East Lake Road" to "South Lake Road."
- g. Make notation of traffic control safety plan in regard to delivery of large boulders.

A SEQR was completed by the Board, declaring the action proposed would not result in any significant adverse environmental impacts, is a Type II action and requires no further action. Board Member Lersch offered a motion to accept the SEQRA as presented and Board Member Gilbert provided a second. The motion carried with all Board Members present voting in favor.

Draft Minutes from December 3, 2014 were approved with a slight revision. Board Member Gilbert made the motion to approve and Board Member St. Lawrence provided a second. The motion carried with all Board Members present voting in favor.

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

Meeting adjourned at 8:40 pm.

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

Minutes approved on February 4, 2015