

TOWN OF MIDDLESEX
PLANNING BOARD
Minutes

Wednesday, April 1, 2015, 7 pm

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

Others Present: David Moon, David Cox, Sam Imburgia

Agenda/Site Plan Reviews:

1. App. #011415-SPR/ Mr. David Moon of Marathon Engineers, representing agent for Mr. and Mrs. John and Sarah Gibson of 452 East Lake Rd. requests Site Plan Review for the installation of a Tram. Tax ID # 011.28-1-2, (LR)
2. App. #102314-SPR/Mr. Andrew Komarek (Kairos, LLC), represented by agent from Passero Associates, requests Site Plan Review for proposed site development of vacant property on East Lake Rd. to build a Single Family Residence, Tax Map ID # 002-03-1-22, (LDR)

Meeting came to order at 7:02 pm

Chairman DeVinney entertained a motion to approve the draft minutes for March 18th Planning Board meeting. Board Member Mincer offered the motion which was seconded by Board Member Gilbert. All Board Members present voted in favor and the motion carried.

1. Application #011415-SPR - Ms. Kane, CEO summarized the application for the Planning Board Members prior to introducing Mr. David Moon, representing agent from Marathon Engineering, for owners Mr. and Mrs. John and Sarah Gibson requesting Site Plan Review to install a tram on their property at shoreline. This application had included some driveway improvements and retaining walls which had recently been pulled from the application, leaving only the tram installation for the board to review tonight. New maps were submitted on March 30th with revisions.

Mr. David Moon explained the revisions to include the following as requested by the Planning Board on 3/18:

- Applicant's decision to remove the project's driveway modifications as they were not allowed under the Town's Steep Slope Law.
- Addition of a Sediment Control Log in the map legend
- Erosion Control Measures as requested by the Planning Board
- Tram location & Staging remains the same
- Detail added to depict clearly where the walkway intersected the tram path
- Project Square footage of total ground disturbance noted on map to be 905 sf.

The construction sequence for the project was discussed in detail and Mr. Moon stated they would first set the pad at the bottom and at the top. The excavator, to be used onsite to drive the pilings into the ground, would be supported by chains tied off from two posts that would be driven into ground at the top. The excavator would then make its way up the tram path from the shoreline, driving the aluminum pilings into the bedrock until stable. He estimated that it would take approximately two days to complete this part of the installation. When asked how they would contain any debris that might fall during the process and keep it from going into the lake, Mr. Moon stated they would be installing Erosion Control Logs at the shoreline and there was a good sized deck onsite that would also help catch any debris.

The Board stated it was important to note that any deviation from the construction sequence as discussed and noted on the maps, must be reported to the Office of Code Enforcement immediately prior to continuing with construction. Chairman DeVinney noted also that due to past environmental failures during shoreline tram installations, that the process would be monitored closely.

Ms. Kane requested that an engineer from Marathon as well as FL Tram Engineer Shawn Ritchie be onsite every day during the installation. A pre-construction onsite meeting between contractors, excavators, engineers and Ms. Kane would be necessary as well as a project "as built" map at project end to include the documented plan and how it was carried out. This was customary with shoreline projects.

It was noted that this application would be reviewed by the County on April 23rd and the Town would ready the application for this review. Final maps and pdf files would be sent to the Code Enforcement Office from Marathon Engineering.

A SEQR was completed by the Planning Board. The application was determined to be a Type II action needing no further review and to have no significant environmental impact. A negative declaration was determined with a motion offered by Board Member Gilbert and seconded by Board Member St. Lawrence. The motion carried with all Board Members present voting in favor.

Without further discussion Board Member St. Lawrence motion to approve the application as presented pending County recommendation on the 23rd of April. Board Member Gilbert provided a second and the motion carried with all board members present voting in favor.

2.App. #102314-SPR Ms. Kane, CEO summarized the history of the application for the Planning Board Members prior to introducing Mr. David Cox. As representing agent from Passero Associates, for owner Mr. Andrew Komarek (Kairos, LLC), Mr. Cox was requesting Site Plan Review for a proposed site development of vacant property on East Lake Rd. to build a Single Family Residence in the Low Density Residential District. After an initial Site Plan review on November 5, 2014, the Yates County Planning Board reviewed the application and recommended approval if the application met all previous variances and Steep Slope requirements. Meeting all possible variances, the application was sent to Lu Engineers for Steep Slope compliance review. The Planning Board gave conditional site plan approval at a special meeting on January 22nd only if it met all Steep Slope requirements, as determined by Town Engineer - Lu Engineers. On March 30th, the Planning Board received notification from Lu Engineers that the application had met all Steep Slope and Site Plan Review requirements.

After a short discussion with Mr. Cox to clarify onsite tree removal and the estimated time frame for commencement of construction, Ms. Kane requested a pre-construction onsite meeting with Mr. Sam Imburgia and all contractors prior to the start of the excavation.

A SEQR was completed by the Planning Board. The application was determined to be a Type II action needing no further review and without significant environmental impact. A negative declaration was determined by the Board. A motion by Board Member Mincer was offered and then seconded by Board Member Gilbert. The motion carried with all Board Members present voting in favor.

Without further discussion, Board Member St. Lawrence made a motion to approve the application as presented. Board Member Gilbert provided a second and the motion carried with all board members present voting in favor.

Other Business:

The Board Members discussed provisions for an alternate to be appointed to represent the Town of Middlesex at the Yates County Planning Board meetings during the winter months when our Town representative, Mr. Douglas Skeet was residing out of state. A short meeting with Stantec was scheduled for the April 15th to discuss SEQR applications referencing the Town's Steep Slope Law.

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

Meeting adjourned at 8:38pm. Minutes submitted by L. Lersch. Minutes approved on May 6, 2015