

TOWN OF MIDDLESEX
PLANNING BOARD
Minutes

Wednesday, March 2, 2016, 7 pm

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

Others Present: Mr. and Mrs. John & Cheryl Post, Mr. Robert Fladd

Agenda:

Draft Minutes – 9/21/15, 11/04/15, 1/06/16, 2/24/16

Site Plan Reviews -

1. Preliminary App. #021716-SPR/ Mr. Robert Fladd, representing agent for property owner, Mr. David Seconi of 989 So. Lake Rd., requesting site Plan Review to construct improvements to shoreline property, Tax ID #21.33-1-10, (LR)
2. Preliminary App. #020216-SPR for a Kennel/John & Cheryl Post request Site Plan Review for a proposed kennel to be located at 515 Bagley Rd., Tax ID #13.02-1-3.000 (AG)

Chairman DeVinney opened the Planning Board Meeting at 7:03pm.

1. CEO Dawn Kane provided a summary for Board review, stating this was a preliminary site plan review and that Robert Fladd was present as contractor and owner representative. The project scope included proposed improvement of existing site drainage, reconstruction of several existing retaining walls, revised beach access and additional roadside parking. Possible variances may be necessary for both a new retaining wall near the southern property line and for wall replacement for additional roadside parking as presented because of set-back requirements.

Mr. Fladd presented the project scope via photographs, a hand sketch landscaping plan, a construction execution plan, and an engineer-stamped site map prepared by Venezia & Associates. He stated that the work plan is to use a mini-excavator and a skid steer to perform most of the earthwork. Larger equipment may be brought to the site to load and unload materials as needed. Access to the beach front would be via the existing pathways. The proposed project would start sometime after Labor Day this year and take about 6-8 weeks to complete.

After further scope review, the Planning Board advised as follows:

- a. Revise the stamped plan to show all existing features, to include retaining walls, as an underlayment on the Site Plan. This would serve to highlight and clarify the extent of the new work. Transfer any additional project scope work shown on the hand sketch that is not already on the stamped plan. This will eliminate the hand sketch as part of the submission.

- b. The retaining wall purposed for additional parking needs to be redrafted to show alignment directly over the existing timber retaining wall at that location, since that appears to be the intent. This would negate the need for a variance at that location. Also, provide plan view dimensions for verification.
- c. Locate and size all existing trees within the work site. Indicate which will need to be removed.
- d. Provide plan detail to indicate all drain tile to be installed behind walls. Show all points of discharge and plan of erosion control at those locations.
- e. Any new underground electric service to be installed must be shown on site map, to include source information.
- f. Notify and coordinate with the Middlesex Town Highway Supervisor for required temporary traffic signage and possible scheduled Town road work.
- g. Site Map should show the type and extent of all surface treatments being proposed, to include permeable brick pavers and processed stone.
- h. Coordinate and assure that Venezia & Associates are completely knowledgeable of, and in agreement with, all new retaining wall design detail and other project scope. It was noted that concrete reinforcement size and spacing is missing for the stone and mortar wall detail, and the SK1.1 detail is not shown on plan to indicate extent and transition along the roadside. Any Final Site Plan submitted must be stamped by one licensed NYS PE for all work shown on that Site Plan.

2. Application for a Dog Kennel at 515 Bagley Road, (AG)

CEO Kane provided a brief summary of the application prior to introducing the owners. Stated was the owners of Phil-Mar Kennels have sold the Maxwell Road property and duly licensed kennel and family members, John & Cheryl Post would like to continue the 30 year old business at the new Bagley Rd. location using the same name and contact information. All neighboring parcels have been notified and have signed a letter of support. This kennel is a permitted use and the site plan is compliant with all Zoning requirements and Town Laws. Entrance will be off Bagley Road with a 150 ft. driveway with a pull off and appropriate turnaround to handle emergency vehicles. The septic system was designed by B. Pulver and approved by the Canandaigua Watershed Inspector, George Barden.

Mr. John Post stated that Mr. and Mrs. Phil and Marlene Guarino started the Phil-Mar Kennel on Maxwell Road in 1986. Due to retirement, John's wife Cheryl took over the business, with Mr. Guarino retiring to southern climates with the sale of the Maxwell Road house. The Post would like to move the Kennel to Bagley Road to be at their current primary residence. The business will remain open at the old location on a leased contract until the new kennel is built.

John provided the Board with (3) engineered stamped maps to review that were prepared by Bernie Pulver and submitted with the application. Drawing C-1 showed the overall site plan of

the proposed kennel, Drawing C-2 detailed the individual Wastewater Treatment System for the business; and Drawing C-3 detailed silt fence to be used, 1500 gallon septic tank/effluent dosing pump and distribution box with 8 leach lines, absorption trenching, and system layout. Sewage from the kennel is hosed through an indoor/outdoor drain system with gutters that flush and filter it to the septic system. John stated business hours for the Kennel would be Monday-Friday 8:30am to Noon. Closed on Wednesdays, Sundays and Holidays. Morning chores are 7-8am when the dogs are fed and led out to play for approximately 20 minutes and then again at noon. Animals are fed dinner at 4pm and have another playtime thereafter. All chutes and runs in the kennel face towards the woods and will be closed up between 7-8pm. Maximum capacity of dogs on property at any given time would be 32 dogs if both boarding and grooming facilities were filled. On an average, 5-7 dogs would be accommodated. Music is piped in to reduce anxiety and geriatric dogs are provided nightly warmed blankets before retiring for the night. The kennel building is fully insulated, built on concrete pads and is 32 ft. x 50 ft. with a concrete apron extension around the building which encompasses 48 ft. x 63 ft. Parking will accommodate 12 cars maximum on a gravel base. There will be a 6 ft. chain link fence surrounding the kennel and wire embedded protection underground to discourage animal digging. During power outages, a generator with a 30 second delay kicks in, all kennel animals and employees are subject to fire drills with an evacuation plan that is filed with the Middlesex Fire Department. Electric will be pulled from the house, and the kennel will be heated by a propane tank. There is a fire alarm system that is currently in the decision process, but smoke alarms will be connected to the house. Signage for the business will be low-key, set back from the road and landscaped by the trees which will be tastefully highlighted at night. Trees will be planted as shown on the site map to create a buffer visually from the road. Estimated time of construction would be May or June and the project should take approximately a month and a half to complete.

After a short discussion, Chairman DeVinney entertained a motion to the Board to hold a Public Hearing for the purpose of inviting public comment prior to determination. Board Member Lynn Lersch moved to set a Public Hearing on April 6th at 7pm. and Board Member John Gilbert provided a second. The motion carried with all Board Members present voting in favor. Legal notice will be published in the Daily Messenger.

Board Member Lersch entertained a message to approve outstanding draft minutes with noted revisions from September 21, 2015 and a resolution of the same date; November 4, 2015; January 6, 2016 and a resolution of the same date; and February 24, 2016 and a resolution of the same date. Board Member Mincer made a motion to approve with revisions noted and Board Member Gilbert provided a second. Motion carried with all Board Members present voting in favor.

A motion to adjourn the Planning Board meeting was offered by Board Member Gilbert and seconded by Board Member Mincer. Motion so carried with all Board Members voting in favor.

Meeting adjourned at 8:50pm Draft minutes submitted by L. Lersch/revisions to lynn.lersch@gmail.com

Minutes approved on 5/04/16