

TOWN OF MIDDLESEX
PLANNING BOARD
Public Hearing

Minutes
Wednesday, April 6, 2016, 7 pm

Board Members present: Board Members: Lynn Lersch, Robert Mincer, Bruce St. Lawrence
CEO: Dawn Kane

Public Present: Mr. and Mrs. John & Cheryl Post

Agenda:

Draft Minutes – 3/02

Site Plan Reviews – Public Hearing

1. Application #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)

Board Member Lersch - Acting Planning Board Chair opened the Public Hearing at 7:03 pm

Draft Minutes from March 2nd will be held for approval until May 4th meeting

Members present were acknowledged and a quorum was confirmed.

It was noted that a legal notice of Public Hearing had been published in the Daily Messenger, and posted on the town's website as well. Also noted were legal notices mailed to neighboring parcels within the designated time and letters of support from neighbors received and made part of the original application. There were no individuals in attendance of the Public Hearing either in support or against the proposed action.

SEQR Findings and Preliminary Plat Review for the Komarek Major Subdivision have been withdrawn from tonight's agenda at applicant's request and will be rescheduled.

Board member Lersch summarized for the Board the March 2nd preliminary review by the Board and that tonight's hearing would review any new details of the application, declaration of submitted SEQR and final determination of the application.

No changes or additions to the application under review was noted since the preliminary review on March 2nd.

The applicant inquired of the procedure for property signage. CEO Ms. Kane stated there were specific requirements listed in the zoning code for their compliance and she would be glad to discuss options with them at a later time in her office.

A review of the submitted SEQR and completion by the Planning Board of Part 2 determined the project to be a Type II action needing no further review. Board Member Lersch entertained a motion to deem the SEQR a negative declaration, having no significant environmental significance, and Board Member Mincer provided a second. The motion carried with all Board Members present voting in favor.

Board Member Lersch entertained a motion to approve the application as presented. Board Member Mincer provided a second. The motion carried with all Board Members present voting in favor.

The Board advised the applicant to see Ms. Kane for the next step in the permitting process.

Board Member Lersch closed the Public Hearing at 7:22pm and opened the Planning Board meeting at 7:23pm.

Other Business:

- Letter drafted by the Planning Board to the Middlesex Hose Company. Board Members reviewed the draft and agreed it was ready for sending.
- Letter of recommendation drafted by the Planning Board to the Town Council for a parcel rezoning. Board Members agreed to hold the draft until pending review of new information recently submitted by the applicant to the Office of Code Enforcement.

Code Enforcement Report:

Ms. Kane brought a project to the Planning Board for advisement. The Planning Board gave the following preliminary advisement on a proposed driveway project for Mr. John Motz for providing additional access to his shoreline dwelling located on a deeded gravel drive ROW which culminates at East Lake Road. The proposed driveway seems to span a contiguous parcel shown on the provided survey as Lot 4D which is not owned by Mr. Motz.

Documentation provided to the Planning Board:

- 1992 Field Survey map with proposed driveway penciled in
- Detail sheet given : Length – 330 feet, Width – 12 feet, Setbacks – 15 ft. from property lines, turnaround inclusive of driveway width (30 feet X 30 feet), material base 2-3” of fine crusher run on top of an 8-10” layer of regular crusher run on top of marify paper.

Planning Board Preliminary advisement:

1. Drainage off the proposed driveway may convey water to neighboring parcels and site plan review to determine erosion impacts is advised.
2. Identification of proposed driveway dimensions needs clarification – pulloff every 150 feet, radius of turns etc.
3. Letter from contiguous neighbor stating knowledge and agreement to proposed project

4. Updated survey map with proposed project identified on it.
5. Site Plan Review with an updated survey is recommended to avoid possible future discrepancies.

Also noted by Ms. Kane was a FAA letter received referencing a pending application that was read and discussed with the Planning Board.

Next Meeting – May 04, 2016

A motion to adjourn the Planning Board meeting was entertained by Board Member Lersch, made by Board Member St. Lawrence and seconded by Board Member Mincer. Motion carried with all present Board Members voting in favor.

Meeting adjourned at 7:48pm

Draft minutes submitted by L. Lersch/revisions to lynn.lersch@gmail.com

Minutes approved on May 04, 2016