

TOWN OF MIDDLESEX
PLANNING BOARD

Minutes

Wednesday January 4, 2017 - 7 pm

Board Members present: Chair – Martin DeVinney; Board Members: Bruce St. Lawrence; John Gilbert, Lynn Lersch, Robert Mincer; Dawn Kane - Code Enforcement Officer

Others Present: Wendy Meagher, Steve Copeland, Bharath Srinivasan of Distributed Sun; Marc Maser of Maser Engineering; Ted Carman

Agenda:

Old Business

1. Application #101316-SPR/ Wendy Meagher of Meagher Engineering representing agent for Mr. Steven Copeland of 703 East Lake Rd., requests Final Site Plan review for the new construction of a Single-Family Residence and extension of an existing driveway, Tax ID #11.51-1-2 & 11.59-1-4, (LDR)
2. Application #091416-SPR/Andrew Komarek, owner requests Final Site Plan Review for the construction of a tennis court on vacant land contiguous to his residence on East Lake Rd., Tax ID # 2.03-1-23 (LDR)

New Business:

Conceptual Review for a proposed Solar Farm to be constructed on Townline Road by Distributed Sun, Bharath Srinivasan – Senior VP of Operations presenting. (AG)

Chair DeVinney opened the meeting at 7:01pm

Board Members reviewed Draft Minutes from October 5 and November 2, 2016 and entertained a motion to approve as written. Board Member Mincer motioned to approved both sets of minutes and Board Member Gilbert provided a second. The motion carried with all Board Members present voting in favor; Chairman DeVinney abstained as he was absent.

CEO Kane summarized the first application for Mr. Steven Copeland for new construction at 703 East Lake Rd., represented by agent Wendy Meagher, stating the Planning Board had last reviewed the application at the November meeting and had requested a list of revisions prior to final determination. The revisions had been received by the Code Enforcement Office and Ms. Wendy Meagher was in attendance to present them to the Board.

Engineer Meagher summarized the application and stated a revised site map had been submitted in December, with response comments to the Planning Board letter of November 9, 2016; a response letter to Sheryl C. Robbins, P.E referencing resolve to her comments and noting the system will be changed to a Raised Bed gravity fed system. Also included in the submittal was a letter from the State Historic Preservation Office stating the project would not impact any onsite cultural resources. Estimated time of construction was to begin in early Spring 2017.

Following a discussion of the submitted material, the Board requested the following items still to be resolved prior to determining final approval:

1. Confirmation of approval by George Barden, Canandaigua Watershed Inspector that his review of the project's septic design is complete, to be sent to the Code Enforcement Office.

2. Confirmation that the survey boundaries used in the submitted site plan by Meagher Engineering are accurate. This confirmation must include the Land Surveyors' certified stamp, date and signature.

Without further discussion, a conditional approval was motioned by Board Member Gilbert and seconded by Board Member Mincer. The motion carried with all Board Members present voting in favor.

The second application for the installation of a proposed tennis court on vacant property in the LDR Zoning District was owned by Mr. Komarek and was contiguous to his existing single-family residence. CEO Kane stated the application had been heard by the Zoning Board of Appeals in December for a side setback variance requesting 3.6 feet in lieu of the 20 feet as required for compliance with code, at which time they denied the variance request. The Planning Board had requested revisions detailed in a letter dated November 9, 2016 after initial review on November 2, 2016.

After a short review and discussion, the application was determined complete and approved for permitting through the Office of Code Enforcement.

A letter of final determination will be sent to owner, copied to Mr. Tom Fromberger of MRB Group Engineering.

New Business:

A conceptual review was brought to the Planning Board by the Office of Code Enforcement to initially review a proposed 19-acre solar farm to be constructed in the AG District on Townline Road, just east of Green Road. CEO Kane stated a full application will be submitted for the February meeting and owner and project director Bharath Srinivasan of Distributed Sun was in attendance with his engineer to make a presentation for the proposed solar farm and to answer any questions.

After an extensive presentation, the Board requested further data from Mr. Srinivasan to be submitted for Site Plan Review. Chairman DeVinney referenced the town's Master Plan which delineated protection of specific view sheds within the town, as well as the review of local laws that would pertain to the project.

CEO Kane stated once the submitted application was complete, she would distribute it to the Board for review with the intent of it being placed on the February 1st agenda.

Chairman DeVinney entertained a motion to adjourn. Without further discussion, Board Member Gilbert moved to adjourn the meeting and Board Member Mincer provided a second. The motion carried with all Board Members present voting in favor. Meeting adjourned at 8:45pm

Minutes submitted by L. Lersch/ Minutes approved on February 1st.