

Town of Middlesex

1216 Route 245
Middlesex, New York 14507

PLANNING BOARD
Wednesday, March 6, 2024 • 7:00 p.m.

The following minutes are the official and permanent record of the actions taken by the Town of Middlesex Planning Board, as recorded by the Planning Board Chair.

Meeting called by: Case Smeenk, *Chairperson*

Board members present: Gordon Stringer
Nate Duffy
Terry Mott

Alternate: Position vacant

Staff present: None

The meeting was called to order at 7:00 p.m. by the Chair.

OLD BUSINESS:

None

NEW BUSINESS:

1. Site Plan Review (App. # 122623 - SPR)

Joshua and Laurie Steiner, owner of property at 1099 South Lake Rd., Middlesex, NY 14507 (Tax Map ID # 21.48-1-4-11), is seeking site plan review for construction of a new dock.

Mr. Kevin Dooley of Worden Hill Marine explained his proposal to construct a boat station and docks at the above property. The project includes removal of the deteriorated north concrete break wall and covering the south concrete break wall with dock material.

Mr. Smeenk asked Mr. Dooley whether the dock square footage included the area covering the south break wall.

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Mr. Dooley indicated the square footage did include the covering of the south break wall but the square footage should be revised to 924 sq ft. He stated that the roof of the boat station would be 13.5 ft tall and it would have a 3/12 pitch. Furthermore Mr. Dooley stated that he had received DEC approval to rebuild the break walls which are to remain.

Mr. Smeenk verified the sq. ft. calculation and indicated they were below the 1080sf maximum allowed for combined docks.

Mr. Stringer made a motion to approve the plans, Mr. Duffy seconded, there was no public discussion, all Board members voted in favor and the motion passed.

2. Preliminary Site Plan Review (App. # 020124 – SPR)

Mr. Joseph Nacca, owner of property at 940 Widmer Road, Middlesex, NY 14507 (Tax Map ID # 31.70-1-4) is seeking a preliminary site plan review for an addition and reconstruction of an existing boathouse.

Mr. Nacca, and Mr. Matthew Davison (builder) reviewed and explained the plans to remove an existing porch on the south side of the house and construct an addition. Also, to demolish the existing deteriorated boat house and rebuild a new boat house on the same footprint as the existing boat house.

Mr. Davison stated that the boathouse would have a bathroom on the second level and a grinded pump would be used to pump the wastewater to the existing septic system.

Mr. Nacca presented a letter from the Canandaigua Lake Watershed approving the septic system with minor changes to the existing system.

Mr. Smeenk asked what is the structure shown on the south side of the boat house.

Mr. Davison and Mr. Nacca explained that it is a hardscape patio, not a deck.

Mr. Smeenk explained that a hardscape patio located close to the lake would require a variance which may be difficult to obtain because of its proximity to the lake. Mr. Smeenk continued to explain that because the boat house has been in existence for 100 plus years it is grandfathered in and could be rebuilt at its present location. However, if Mr. Nacca wants a hardscape patio, he may consider moving the boat house a bit further away from the lake.

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Mr. Nacca asked if the Board wanted the boathouse moved further from the lake. The Board members indicated that keeping structures away from the lake is always preferred. Mr. Nacca said that he would consider it.

Mr. Duffy stated that the house addition would require excavation into the existing hill on the east and south of the house. He also stated that the site plan was lacking grading contours, silt fence and other required information.

Mr. Mott stated that the drawing was more of a plot plan and not a site survey. The drawing lacks lines of disturbances, mean high water lines, and more. Mr. Mott explained that the Board needs to see how water will flow through the property as we are tasked with soil erosion into the lake.

Mr. Davison asked if he could get a list of what was required on a site plan.

The members of the Board came up with the following list but explained to Mr. Nacca and Mr. Davison that the Town Engineer would likely require additional information:

Site plan requires:

- Site topographic site contours
- Lines of disturbances
- Mean high water lines
- Location of the existing structures and locations of proposed structures
- Silt fences and erosion control measures
- Driveways and parking
- Culverts and drainage ditches

The board members discussed whether the plans required Town Engineer review and after some discussion the board concluded that the Town Engineer should review the project.

Mr. Nacca expressed concern that the plans were not previously reviewed by the Board to assure all the required information was on them. He stated that he thought he had previously provided a property survey to CEO Kane. He is concerned that the Town Engineer's review will delay construction.

Mr. Smeenck explained that the board will verify with Dawn if she has an updated survey. He further stated that this meeting is a preliminary review of the project and generally, the board does not review drawings and provide input prior to the preliminary review

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meeting with the applicant. Mr. Smeenk stated that Mr. Nacca was on previous board meeting agendas, but he did not attend the meetings.

Mr. Nacca stated that the drawings were submitted months ago, and he did not attend previous board meetings because he did not have septic approvals.

Mr. Smeenk made a motion to provide preliminary approval of the plans, Mr. Duffy seconded, there was no public discussion, all Board members voted in favor and the motion passed.

3. Site Plan Review (App. # 1111523 - SPR)

Dan & Jo-Ann O'Brien, owners of property at 1163 South Lake Rd., Middlesex, NY 14507 (Tax Map ID # 21.56-1- 10), are seeking a site plan review for retaining wall replacement.

No representatives for the project were in attendance.

The Board members did a cursory review of the submitted plan and could NOT determine what the proposed scope of work is. In addition, the plans do not include engineered retaining wall details.

OTHER BUSINESS:

The members of the Board discussed the need for a flow sheet and a requirements sheet that the code officer can give to applicants explaining the site plan review process and letting them know what is required for site plan review. The Board asked Mr. Smeenk to draft these sheets for review.

Mr. Smeenk Stated he will not be able to attend April's meeting and asked Mr. Duffy to chair the meeting. Mr. Duffy agreed.

Mr. Mott made a motion to adjourn the meeting at 7:47 p.m., Mr Stringer seconded, all Board members voted in favor and the meeting was adjourned.

Respectfully Submitted by

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Case Smeenk, PE.