

Town of Middlesex

1216 Route 245
Middlesex, New York 14507

PLANNING BOARD
Wednesday, January 8, 2025 • 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 Clerk.

Meeting called by: Case Smeenck

Board members present: Terry Mott
Nate Duffy
Gordon Stringer

Alternate: Position vacant

Staff present: Dawn Kane, *Code Enforcement Officer*
Beth Altemus, *Planning Board Clerk*

The meeting was called to order at 7:00 p.m. by Mr. Smeenck.

NEW BUSINESS:

1. Site Plan Review: App. #112624 - SPR

Floyd Rayburn, owner of property at 1379 South Lake Road, Middlesex, NY 14507, Tax Map ID# 31.01-1-2, is seeking a site plan review for septic replacement and retaining walls.

Logan Rockcastle of Marks Engineering was representing Mr. Rayburn.

Mr. Smeenck commented that he doesn't see any inverts running out of the house into the septic tank on the map, and inquired how they know there is sufficient slope for the pipes. Mr. Rockcastle commented that there is probably an existing pipe going into the tank, and there is an invert at the clean out.

Mr. Smeenck commented that the map shows the clean out grade at 699.5 feet and the grading at the top of the tank at 700 feet, and he wants to be sure there is enough slope. Mr. Rockcastle commented that this type of information is usually field verified by the contractor.

Town of Middlesex Planning Board Meeting Minutes: January, 2025

Mr. Smeenck indicated that he would like the plans to call out the slope of the sanitary line running from the house to the tank. Mr. Rockcastle commented that there is a minimum two percent slope called out on the plans, and Mr. Mott pointed this out on the maps for the other Board members.

Mr. Rockcastle indicated that when the tank is installed it will be below 700 feet, and they will do the math for the pipe exit and bury the tank deeper if needed to gain the two percent slope to the tank. Mr. Smeenck commented that it should not be buried below the mean high water mark, and Mr. Rockcastle indicated that the top will not be close to that, but the bottom of the tank will be below that. He also commented that Tyler Ohler of the Canandaigua Watershed approved this plan based on those standards.

Mr. Smeenck commented that he would like to see the top and bottom elevations of the concrete wall that will hold dirt back from the tank. Mr. Rockcastle indicated that there are elevations shown on the map, and Mr. Smeenck indicated that he could see them.

CEO Kane inquired what the length of the wall is, and Mr. Smeenck commented that it is roughly fifty feet to the bend, and Mr. Rockcastle indicated that it is probably about sixty feet long in total.

Mr. Mott inquired whether Mr. Palumbo had viewed the plans, and CEO Kane indicated that he had not. Mr. Smeenck indicated that the wall will have four feet below the frost line for the footer and will be six feet tall, and Mr. Rockcastle confirmed this.

Mr. Smeenck commented that there is also a five feet timber wall on the downhill slope side of the distribution field. CEO Kane asked for clarification on where each wall will be, and Mr. Rockcastle indicated that the concrete wall will be by the road, and the timber wall will be by the leach lines.

Mr. Smeenck inquired about the timber wall tie backs and whether they would be stacked or offset and on a six feet horizontal. Mr. Rockcastle commented that they are usually staggered at six feet intervals.

CEO Kane inquired if the tank is five feet from the side of the road, and Mr. Rockcastle indicated it is. CEO Kane asked for confirmation that the four boulders by the road will be spaced at 2.5 feet and out of snowplow range, and Mr. Rockcastle confirmed they will be.

Town of Middlesex Planning Board Meeting Minutes: January, 2025

Mr. Smeenk inquired if the area to the east of South Lake Road is just a right of way, and Mr. Rockcastle indicated it is. CEO Kane inquired what is the setback where the wall to the south of the tank terminates, and Mr. Rockcastle indicated that it looks to be about five feet. CEO Kane inquired how tall that wall is, and Mr. Rockcastle indicated that it's five feet but tapers down with the grade, so the bottom is only about six inches above grade.

Mr. Mott commented, regarding the septic system, that once waste is pumped to the box and sent to the leach field he thought there would be round baffles, all on level with each other, and connected to the leach lines, so that everything leaches out of the lines at the same level. There was general discussion about whether it can only be done this way and how it works.

Mr. Rockcastle indicated that in this system the leach lines are at different levels, and when one leach line is saturated the wastewater goes down to the next line below, thus the water is not at the same level all the time.

CEO Kane commented that the Watershed approved this design and that the type of system used depends on soil types and other factors. She further commented that this system is designed differently, but the inner workings don't change the fundamentals of where the system is being placed.

Mr. Smeenk commented that he is trying to understand how this system works, indicating that Detail #2 shows three outlets and six leach lines, and he inquired if this is a longer distribution box. Mr. Rockcastle indicated that it's not; it has one outlet that goes out to six separate lines.

Mr. Duffy asked CEO Kane if she agrees that there are different approaches to septic design, and CEO Kane indicated she does.

There was general discussion that the setbacks were determined using property lines, the mean high water mark on the west side, and the centerline of the road on the other side. CEO Kane inquired if they meet the fifty feet minimum setback from the high water mark, and Mr. Rockcastle indicated that there is fifty feet to the tank.

Mr. Mott inquired if the boulders are roughly twenty feet off the edge of the pavement, and Mr. Rockcastle indicated they are, and they are much farther back than he'd initially said.

Town of Middlesex Planning Board Meeting Minutes: January, 2025

There was discussion that roadline and right of way mean the same thing in survey terms, and that this should be made clear when presenting plans.

Mr. Smeenck inquired whether the entire top of the leach field is level, and how water disperses into the laterals. Mr. Rockcastle indicated that the water pressure from the line going up provides the pressure for dispersal. He explained that there are holes in the distribution box connected to each leach line, and the water disperses at the levels of the leach lines and effectively disperses wastewater.

CEO Kane commented that it is all flat up where the leach field is going in, and that the pressure is provided by the pump.

Mr. Smeenck inquired if the distribution box is twelve by twelve, and Mr. Rockcastle indicated that it is.

CEO Kane commented that the tank detail shows an engine core forced main and asked for clarification that this is not going into the septic tank from the house. Mr. Rockcastle indicated that the forced main is going from the outlet up to the distribution tank. Mr. Smeenck commented that Detail #3 shows the forced main going into the septic tank as well as from the outlet to the distribution box. Mr. Rockcastle indicated that the plans should be changed to show the forced main only at the outlet and removed from the tank inlet. Mr. Smeenck clarified that it will be gravity fed from the house to the septic tank, and Mr. Rockcastle indicated that it was mislabeled on the map.

Mr. Smeenck inquired if the pump tank is plastic, and Mr. Rockcastle indicated that it is. Mr. Smeenck indicated that he'd like to see another boulder placed to the south so that someone doesn't drive in on top of the pump tank.

CEO Kane asked Mr. Mott if his questions about the septic system had been answered, and Mr. Mott indicated that he'd like to learn more about the system and how it works, but is satisfied with the design if the Watershed approved it.

Mr. Smeenck inquired whether the concrete wall below will be more than three feet high, and CEO Kane indicated that anything over three feet requires an engineer's stamp. Mr. Rockcastle indicated that Brennan Marks is a structural engineer.

Mr. Mott inquired why they are putting a wall there, and Mr. Rockcastle indicated that there is a slope there, and they want a flat area. Mr. Mott asked if this was to have a flat, workable area to install the septic tank, and Mr. Rockcastle confirmed.

Town of Middlesex Planning Board Meeting Minutes: January, 2025

Mr. Smeenck indicated that the wall drawings are stamped by Brennan Marks, and CEO Kane indicated that there are no specs shown for the wall. Mr. Rockcastle indicated that they can add additional wall elevations and calculations, and that the wall is going to be pretty consistent with the contour.

Mr. Smeenck indicated that they should add spot elevations to the map, and Mr. Rockcastle agreed to do so. Mr. Smeenck requested that they include the top of wall elevations to show that it's tapering down, and he asked CEO Kane if she also wants to see the length and width dimensions. CEO Kane indicated that any wall should be clearly marked with all dimensions. Mr. Smeenck indicated that this requirement would apply to the timber walls as well.

Mr. Duffy inquired if they will have enough width to get up to the leach field area, and Mr. Rockcastle indicated that he doesn't know the contractor's equipment, but they are planning to use a path created for the septic for their work. Mr. Duffy requested that the width of the path be marked on the map, and Mr. Rockcastle agreed to do so.

CEO Kane indicated that she had spoken with the contractors and they intend to use a mini excavator and will only top trees without removing roots.

Mr. Smeenck inquired if silt fence by the road is shown, and Mr. Duffy indicated that there is a call out for it in the notes. Mr. Rockcastle indicated that a double silt fence is shown by the right of way.

Mr. Stringer made a motion to approve the application. Mr. Smeenck added that approval shall be subject to adding wall dimensions on both walls and an extra boulder to the south; Mr. Duffy stated that the width of the path up to the septic system shall also be added, and the forced main at the septic tank inlet shall be removed. Mr. Mott seconded, there was no public discussion, all Board members voted in favor, none opposed, and the motion passed.

CEO Kane asked the Board if the changes could be submitted to her directly, and the Board agreed they could.

OTHER BUSINESS:

Mr. Smeenck asked for a few corrections to the December meeting minutes.

Town of Middlesex Planning Board Meeting Minutes: January, 2025

Mr. Smeenk made a motion to approve the December meeting minutes, Mr. Stringer seconded, Mr. Mott abstained as he was not present at the meeting, all other Board members voted in favor, none opposed, and the motion passed.

CEO Kane indicated that Sherwood is going to resubmit their application and will include an overlay of a steep slope map, LIDAR and septic approval. She also indicated that Stantec Engineering has agreed to provide their services to the Town until a new engineer is in place, and that Scott Prior of Lew Engineering is interested in taking on the job.

Mr. Smeenk inquired whether CEO Kane knew of any trainings the Board could take, and she indicated that there will be a sexual harassment training done at the Town and a group training could be done remotely in the spring, though no dates have been set yet.

Mr. Smeenk made a motion to close the meeting at 7:47, all Board members voted in favor and the meeting was adjourned.