



Yates County Planning Board Referral Form

Referral # 2018-27
County Use Only

Date Received 8-13-2018

Revised 4/2017

Municipality and Referring Agency Town of Middlesex

Project Address 1320 S. Lake Rd, Middlesex NY 14507 Project Tax Map # 21-64-1-7

Zoning District Lakeside Residential

Applicant (Name & MAILING) Brent Long, P.E. of McFarland Johnson Engineering
2525 State Rte # 932, Canandaigua NY 14424 Email

Property Owner (Name & MAILING) Patrick and Sarah Laveil
11 Farm Field Lane, Pittsford NY 14534 Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Two-Story Single-Family Residence in a steep slope area with Lakeside Residential Zoning District

Application Type

- Area Variance
- Use Variance
- Special Use Permit
- Site Plan
- Subdivision
- Text Amendment
- Map Amendment
- Other

Project Description

located Single-Family Residence within a steep slope are greater than 15% and within Town of Middlesex Lake Residential Zoning District, to include off road access and onsite wastewater treatment system (approved)

Supporting Documents Required (IF N/A, include explanation)

- Municipal Application
- Tax Map or Plat
- SEQR
- Site Plan *
- Variance Criteria **
- Subdivision Plat For Subdivision Referrals Only
- Other

other: Engineer letter of response to Municipality, Agent Permission to represent owner, Driveway documentation

*If Site Plan Review, Site Plan **MUST** be detailed and meet the municipal requirements.

All Variance referrals (Area/Use) **MUST include detailed justifications associated with reason/s for appeal.

Certification: With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.
Karen Jerssch, Planning Sec. 8-13-18, Referring Official



Provision of required information is the responsibility of the referring agency. Failure to provide such information may result in a significant delay in processing.

Submit To: Yates County Planning Department, dlong@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527

TOWN OF MIDDLESEX

Application For Planning Board Review

10-07-17
 4-04-18
 5-02-18
 6-06-18
 8-01
 8-23
 8-14
 Final
 YCPB

FOR CODE ENFORCEMENT OFFICER USE ONLY

Application #: 08117-SPR Date Issued To Applicant: 8/15/17

If completed and returned by 8/15/17, application will be reviewed by Planning Board on 9/6/17

Application Fee: \$ 50.00 Other Fee: _____

Prior Application(s) On File: yes no Issue Date Of First Application: _____

Area Variance required
 Use Variance required
 Special Use Permit required

SEQR required
 Yates County PB review required
8/23

Septic system review required
 Agricultural District review

Other CEO instructions to Applicant: _____

APPLICANT TO COMPLETE ONLY SECTIONS THAT APPLY AND SUBMIT TO PLANNING BOARD CLERK

Application Type: (check all appropriate boxes)

- | | | |
|---|--|--------------------------------|
| <input checked="" type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Site Plan Review | Public Utility |
| <input type="checkbox"/> Final | <input type="checkbox"/> Residential | Special Use Site Plan Approval |
| <input type="checkbox"/> Major Subdivision (4 or more lots) | <input type="checkbox"/> Commercial | Driveway / Road Construction |
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Cluster Development | Other _____ |

Name of Proposed Development: 1320 South Lake Road - Single Family Residence

Applicant:
 Name Patrick and Sarah Lavell
 Address 11 Farmfield Lane
Pittsford, New York 14534
 Telephone (585) 233-3005
 Facsimile _____

Plans Prepared by:
 Name McFarland Johnson
 Address 2525 State Route 332
Canandaigua, New York 14424
 Telephone (585) 905-0970
 Facsimile (585) 905-0882

Brent Long 478-7942

(If more than one owner, provide information for each)

Owner: (if different from applicant)
 Name _____
 Address _____
 Telephone _____
 Facsimile _____

Submitted with this application: **(SEVEN)** sets of each required)

- | | |
|-----------------------------------|-------------------------------------|
| sketch (s) | project scope description (written) |
| conceptual plan(s) by design firm | other: <u>Preliminary Plans</u> |
| final plan(s) by design firm | _____ |

Location of site: 1320 South Lake Road, Middlesex, New York 14507

Tax Map #ID description: 21:64-1-7 Section _____ Block _____ Lot _____

Current Zoning Classification: Lake LR

Current site status: (residential occupancy, being farmed, abandoned buildings, undeveloped, etc.)
Undeveloped

Total site area (s.f. or acres): 8.2 Acres

Will development be staged? yes no How many stages? _____

Anticipated design/build completion: 1st stage _____ 2nd stage _____ Total project Spring '18 Construction

Estimated total cost of improvements: 1st stage _____ 2nd stage _____ Total project _____

Describe surrounding lands (suburban, agriculture, wetlands, etc.) _____
Wooded area with steep slopes, shoreline on western side of South Lake Road

Summarize perceived impact to area in regard to population: (commuters, retirees, school age children, seasonal, etc.)
None

The following project scope information must be either shown on the submitted plans and/or within the written project scope description. **IF NOT**, fill in the following as required. Refer to Town Subdivision Law for additional submittal requirements for subdivisions. (Use additional sheets as needed.)

1. Planned primary site usage: Primary Residence

2. Planned secondary useage: N/A

3. Indicate s.f. of ground floor area, no. of floors, and height to ridge of each structure:
1730 sf two floor structure

4. Indicate which buildings are in which phase, if applicable:
House will be built in single phase

5. For residential buildings, indicate no. of families per building and/or no. of efficiencies, one bdr, two bdr, etc.:
Three bedroom single family residence

6. Number of parking spaces allowed for Item 5 (by phase, if applicable): N/A

7. What is total area of green space provided (by phase) for Item 5? 7.7 acres of greenspace

8. For Item 5, describe plans for site entrance, to include signage, fencing, lighting, landscaping, public roadway features, etc.: Driveway will loop around westerly property line off South Lake Road. Stairs will be positioned off the driveway, which will lead to the front door entrance.

9. For commercial buildings, indicate total facility square footage (all buildings, all floors) and percentage break down of this total by: A. Production (processing/manufacturing/assembly/packaging/QC), B. Admin./sales, C. Support facilities (utilities), and D. Warehousing/storage (raw materials/ finished goods):

Total S. F. N/A

% A. _____

% B. _____

% C. _____

% D. _____

10. For Item 9, indicate total paved surface area on site (parking, roads, outside storage, etc.) N/A

11. For Item 9, what is total area of green space provided (by phase)? N/A

12. For Item 9, describe plans for storm water control and sediment pond construction, if any.
N/A

13. For Item 9, describe plans for site entrance, to include signage, fencing, lighting, landscaping, public roadway features, etc.: N/A

APPLICANT'S SIGNATURE: Bat L ^{Brent Long} McFarland Johnson Date Submitted: 08-15-17

TO BE COMPLETED BY MIDDLESEX PLANNING BOARD File No. 08117 - SPR
Date application received from Applicant / CEO: 8-15-17
Initial meeting date with Applicant: 9-06-17 Second meeting date after application data received 4-04-18
Third meeting date with Applicant after receipt of additional information (if req'd): 5-02-18, 6-06-18, 8-01-18
Yates County Planning Board review date (if req'd): 8/23/18
Public Hearing date scheduled for (if req'd): N/A
Application Fee received: yes no n/a PB Meeting Fee: Amount: \$ _____ Check No.: _____

MIDDLESEX PLANNING BOARD REPORT TO TOWN BOARD

Application approval recommended. Detailed report attached: yes no

Approval Conditions:
Letter of Conditional Approval attached
YCPB Review pending 8-23-18

Approval Comments:

Board Signature: [Signature] Date: 8-01-18

Application to be resubmitted as follows:

Board Signature: _____ Date: _____

Application is rejected for the following reason (s):

Board Signature: _____ Date: _____

Site Plan Review Determination
PLANNING BOARD - TOWN OF MIDDLESEX

Application No. 081117-SPR Fee paid _____

Applicant's Name: Patrick and Sarah Lavelle
Address: 11 Farmfield Lane City, State, Zip: Pittsford, NY 14534
Telephone: (585) 233-3005

Property Location: 1320 S Lake Rd. Tax Map No. 21.64-1-7 Acreage: 8.2
Zoning District: LR

Proposed Action: check where applicable
New construction Change of use Addition Demolition Other _____

Present Use: Vacant
Proposed Use: single-family residence

Date of Filing Application 8-15-17 (at least 10 days prior to PB meeting)
Site Plan submitted: EAF submitted: short long form (7 copies)
Other documentation: _____

Initial Planning Board review meeting: Date: 9-06-17 Conceptual
CEO summary received and reviewed 10-07-17 site visit
Applicant in attendance to discuss plan 4-04-18 Prelim
Type of SEQRA Action: Type I Type II unlisted 5-02-18 Prelim
Initial Determination of Environmental significance: negative declaration positive 6-06-18 Prelim
declaration conditional negative declaration 8-01-18 Final
Application deemed complete _____
Area/Use variance required? Front & Side Setback (ZBA) yes-granted 6-07-18
Motion for a Public Hearing if deemed necessary _____

Site plan submitted to Yates County Planning Board 8-23-18
Site plan submitted to Tn Hwy Superintendent if necessary yes at time of construction
Other referrals if necessary: _____
Notice of Public hearing published at least 5 days prior to Public Hearing, _____
if necessary _____
YCoPB response received _____

Public hearing held (within 30 days of initial PB meeting) Date: _____

Action Taken:
Co PB review addressed _____
Review of initial SEQRA determination and modification if necessary 8-01-18
Decision (to be made within 45 days of date of public hearing, or if no public hearing, within 45 days of initial meeting)
 Approval
 Conditional approval Yates County Planning Board Review pending 8-23-18
Conditions: letter of required conditions attached
 Disapproval

Reasons: As set forth in the minutes of the meeting
Post determination:
 Decision filed with Co PB Decision filed with Town Clerk Decision mailed to applicant 8-08-18

Chair Signature: [Signature] Date: 8-01-18 Rel. 12/09

TOWN OF MIDDLESEX

1216 Route 245 * Main Street * P.O. Box 147 * Middlesex, New York 14507

Phone (585) 554-3607 * Fax (585) 554-4615

TTD (800) 662-1220

Wayne D. Dunton
Supervisor

Lynnette F. Miller
Town Clerk

August 6, 2018

MacFarland & Johnson Engineers
2525 State Route #332
Canandaigua, NY 14424

Mr. Patrick and Mrs. Sarah Lavell
11 Farmfield Lane
Pittsford, NY 14534

Dear Marshall Hardy and Brent Long,

As representing agent for Mr. and Mrs. Patrick Lavell, this letter is to inform you that at the regularly scheduled Board meeting on August 1, 2018, the Town of Middlesex Planning Board reviewed and conditionally approved a Site Plan Review Application # 081117-SPR for new construction of a single-family residence, driveway and wastewater treatment system at 1320 South Lake Road, in the Lake Residential Zoning District of the Town of Middlesex.

A SEQRA was submitted and the project was determined to be a Type II action requiring no further review. It was given a negative declaration based on the information submitted and the analysis of the SEQRA review, the proposed action will not result in any significant adverse environmental impacts.

The following conditions were requested for the final step in the permitting process follow:

- Final approval pending the Yates County Planning Board Review on August 23, 2018, at 7 pm. A representative or property owner must be in attendance to present and/or answer any questions of the Board. The address for this review is Yates County Office Buildings, 417 Liberty St., Suite 1093, Penn Yan, NY 14527. Your application will be submitted by the Town of Middlesex Planning Board on Tuesday, August 14th. A final set of three new full-size maps must be submitted with the application to the Town of Middlesex Code Office by Monday, August 13th with all concerns noted on the final maps to be submitted with your application.
- Notification to NYSEG of location of construction of a new raised bed wastewater treatment system underneath an existing electric utility line. Confirmation of acknowledgement from NYSEG to be transmitted to Dawn Kane, Code Enforcement Officer at dawnmekane@aol.com.
- The following notations to be added on the final set of maps:

On Dwg. C-01

- Silt fence to be added along steep section west and south of the house to contain potential erosion during construction. All onsite silt fence noted on site map must be installed with the ends curving up hill to contain any stormwater siltation.
- Modify note in center of drawing to include access to septic field.

- add to Note #11: "and the Town of Middlesex Stormwater Management and Erosion Control Regulations which can be found at <http://townofmiddlesexny.org>.

On Dwg. C-02

- Stone to be placed at discharge points of all drainage piping. This shall include foundation and roof drainage not yet shown.
- Continue split rail fence to the north end of the driveway along the top of the east side retaining wall.
- Add to variance listing at bottom of drawing to include driveway wall side set back at north end.

On Dwg. C-03

- Section Detail needed for wall returns at the break in the wall for the steps once the retaining wall system is selected.
- As a comment, it was questioned as to the adequacy of the negative slope at the bottom of the driveway entrance in regard to runoff containment.

On Dwg. C-04

- Engineer of record is required to be onsite for all critical points in the installation of the structural stone walls.
- As a comment, a stamped set of drawings for the stone walls must be submitted to the Code Enforcement Office to Ms. Dawn Kane once the retaining wall system is selected.

On Dwg. C-06

- Provide stamped details for the septic field retaining wall system, to include all necessary dimensions for construction requirements.
 - Add note to pressure pipe trench detail to indicate the need to minimize trenching disruption of hillside. Contractor should be encouraged to submit alternate approaches to trenching.
 - Consider deleting Note 8 in Fill Material Construction Notes as this is in conflict with note 7 on C-05.
- Coordinate with Middlesex Highway Superintendent Todd Conaway (585) 554-3188 for all deliveries that will disrupt South Lake Road traffic. The Highway Department posts a custom-made road sign at least two weeks in advance for residents along South Lake Rd.
 - Schedule a pre-construction meeting with contractor, engineers and Code Enforcement Officer prior to start of construction.

The final step in the permitting process is through the Office of Code Enforcement. A Planning Board approval DOES NOT denote a permit approval which must be acquired through the Office of Code Enforcement. You may reach Ms. Dawn Kane, Code Enforcement Officer at (585)554-3607 during office hours: Wed. 9am-Noon or Thurs. 6-8pm or call (585) 330-1464 at your convenience.

Sincerely,



Lynn Lersch

Town of Middlesex Planning Board Clerk

Re: App. # 081117-SPR/Tax Map ID # 21.64-1-7

Encl: Planning Board Determination

CC: M. DeVinney, Planning Board Chair, D. Kane, CEO
P. Lavell



McFarland Johnson

Innovative Solutions / Sustainable Results

2525 SR 332, Box 6, Suite 101 • Canandaigua, NY 14424
Phone: 585-905-0970 • Fax: 585-905-0882
www.mjinc.com

August 13, 2018

Town of Middlesex
1216 Main Street, Route 245
Middlesex, NY 14507

RE: 1320 South Lake Road
Final Plans

Ms. Lersch,

We are in receipt of a planning board determination letter dated August 6, 2018 in which the Town of Middlesex has provided comments about the Final Plans for the above referenced project. We have revised our plans accordingly and have provided a written response to each of the comments on the following pages.

We kindly request that an application be submitted on our behalf to the Yates County Planning Board to be on the August 23, 2018 agenda.

With this letter, we are submitting three sets of plans.

Should you have any questions, please don't hesitate to contact me.

Brent Long, PE
Cc: Pat and Sarah Lavell

The following conditions were requested for the final step in the permitting process follow:

- Final approval pending the Yates County Planning Board Review on August 23, 2018, at 7 pm. A representative or property owner must be in attendance to present and/or answer any questions of the Board. The address for this review is Yates County Office Buildings, 417 Liberty St., Suite 1093, Penn Yan, NY 14527. Your application will be submitted by the Town of Middlesex Planning Board on Tuesday, August 14th. A final set of three new full-size maps must be submitted with the application to the Town of Middlesex Code Office by Monday, August 13th with all concerns noted on the final maps to be submitted with your application.

Understood

- Notification to NYSEG of location of construction of a new raised bed wastewater treatment system underneath an existing electric utility line. Confirmation of acknowledgement from NYSEG to be transmitted to Dawn Kane, Code Enforcement Officer at dawnmekane@aol.com.
Pat and Sarah Lavell have reached out to NYSEG and are in the process of documenting their discussions.
- The following notations to be added on the final set of maps:

On Dwg. C-01

- Silt fence to be added along steep section west and south of the house to contain potential erosion during construction. All onsite silt fence noted on site map must be installed with the ends curving up hill to contain any stormwater siltation.
Silt fence has been added along steep section west and south of the house. Silt fence ends curve up the hill to capture sedimentation.
- Modify note in center of drawing to include access to septic field.
Note has been modified as requested.
- add to Note #11: "and the Town of Middlesex Stormwater Management and Erosion Control Regulations which can be found at <http://townofmiddlesexny.org>.
Note has been modified as requested.

On Dwg. C-02

- Stone to be placed at discharge points of all drainage piping. This shall include foundation and roof drainage not yet shown.
Stone is shown at outlet ends of retaining wall. A note is called out indicating stone to be installed at all foundation and roof drain outlets. Foundation and roof drain outlet locations to be determined.
- Continue split rail fence to the north end of the driveway along the top of the east side retaining wall.
Split rail fence shall be installed along the top length of both the east and west driveway wall.
- Add to variance listing at bottom of drawing to include driveway wall side set back at north end.
Variance note has been added to plan as requested.

On Dwg. C-03

- Section Detail needed for wall returns at the break in the wall for the steps once the retaining wall system is selected.
Wall return profiles for the north and south sides of the step have been added to the sheet.
- As a comment, it was questioned as to the adequacy of the negative slope at the bottom of the driveway entrance in regard to runoff containment.
Slope away from road has been increased from -0.5% to -3% to better capture runoff containment. See attached HydroCAD Report for analysis confirming that flows will not cross south lake road in a 100 year storm event.

On Dwg. C-04

- Engineer of record is required to be onsite for all critical points in the installation of the structural stone walls.
Note has been added under the Retaining wall cross section detail: "Engineer to be onsite at start of wall construction, intervals as warranted during wall construction, and at completion of wall construction".

- As a comment, a stamped set of drawings for the stone walls must be submitted to the Code Enforcement Office to Ms. Dawn Kane once the retaining wall system is selected.
Note has been added to sheet C-04 under retaining wall cross section detail.

On Dwg. C-06

- Provide stamped details for the septic field retaining wall system, to include all necessary dimensions for construction requirements.
Note was added under retaining wall cross section on sheet C-04. Same note was added to detail #2 sheet C-06.
 - Add note to pressure pipe trench detail to indicate the need to minimize trenching disruption of hillside. Contractor should be encouraged to submit alternate approaches to trenching.
Note has been added to detail #3.
 - Consider deleting Note 8 in Fill Material Construction Notes as this is in conflict with note 7 on C-05.
Note has been deleted.
-
- Coordinate with Middlesex Highway Superintendent Todd Conaway (585) 554-3188 for all deliveries that will disrupt South Lake Road traffic. The Highway Department posts a custom made road sign at least two weeks in advance for residents along South Lake Rd.
Understood. A voicemail message has been left and we will continue to reach out to him to discuss delivery logistics.
 - Schedule a pre-construction meeting with contractor, engineers and Code Enforcement Officer prior to start of construction.
Understood.

Brent J. Long

From: Patrick Lavell <patrick.lavell@hudsonunited.com>
Sent: Friday, August 10, 2018 12:09 PM
To: Brent J. Long; lynn.lersch@gmail.com
Cc: Marshall C. Hardy; 'Sarah Lavell'
Subject: Yates County meeting

Hi Lynn and Brent,

Please let this e-mail confirm that Sarah and Patrick Lavell authorize the engineers of McFarland and Johnson to act on our behalf at the Yates County meeting on August 23rd, in reference to our proposed construction on South Lake Road in Middlesex, NY. If anyone has any questions about this, please contact me at (585)233-3005.

Thank you,
Patrick Lavell
11 Farm Field Lane
Pittsford, NY 14534
Cell: (585)233-3005