



# Yates County Planning Board Referral Form

Referral # 2016-58  
County Use Only \_\_\_\_\_

Date Received 11/07/2016

Revised 7/2016

Municipality and Referring Agency Town of Middlesex

Project Address 962 South Lake Rd. Middlesex NY 14507 Project Tax Map # 24.25-1-7

Zoning District Lakeside Residential

Applicant (Name & MAILING) Mr. Rocco Venezia of Venezia & Associates  
5120 Laura Lane, Canandaigua NY 14454 Email rocco@veneziasurvey.com

Property Owner (Name & MAILING) Ms. Susan Sage  
1263 Park Avenue, Roch. NY 14610 Email N/A

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Single Family Residence  
in Lakeside Residential Zoning District

### Application Type

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

### Project Description

Demolition and rebuild of an existing  
cottage w/ proposed driveway.

### 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  Agent Release

Municipal Application & Conditional Approval  
Site Plan Review - local PB; Agent Release  
Form, Site Plan Map

\*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.  
Ryan Kersch 11/7/16, 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.

Agenda: 11-02-16  
YCPB 11-16-16

# TOWN OF MIDDLESEX

## Application For Planning Board Review

**FOR CODE ENFORCEMENT OFFICER USE ONLY**

Application #: 102816 - SPR Date Issued To Applicant: 10/1/16  
 If completed and returned by \_\_\_\_\_, application will be reviewed by Planning Board on 11/2/16  
 Application Fee: \$50.00 Other Fee: \_\_\_\_\_  
 Prior Application(s) On File: yes no Issue Date Of First Application: \_\_\_\_\_

Area Variance required \_\_\_\_\_ SEQR required \_\_\_\_\_ Septic system review required \_\_\_\_\_  
 Use Variance required \_\_\_\_\_  Yates County PB review required \_\_\_\_\_ Agricultural District review \_\_\_\_\_  
 Special Use Permit required \_\_\_\_\_ \_\_\_\_\_

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

**Name of Proposed Development:** Site Plan for Susan Sage

**Applicant:**

Name Venezia + assoc's  
 Address 5120 Lania Lane  
Canandaigua NY 14424  
 Telephone 585-396-3267 cell 314-2538  
 Facsimile rocco@veneziasurvey.com

**Plans Prepared by:**

Name Venezia + assoc's  
 Address \_\_\_\_\_  
Same  
 Telephone \_\_\_\_\_  
 Facsimile \_\_\_\_\_

**Owner:** (if different from applicant)

Name Susan Sage  
 Address 962 South Lake Rd.  
Middlesex, NY  
 Telephone \_\_\_\_\_  
 Facsimile \_\_\_\_\_

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

- |  |  |
|--|--|
| <input type="checkbox"/> sketch (s)                        | <input type="checkbox"/> project scope description (written) |
| <input type="checkbox"/> conceptual plan(s) by design firm | other: _____   |
| <input type="checkbox"/> final plan(s) by design firm      | _____  |

Location of site: 962 South Lake Rd.

Tax Map #/ID description: 21.25-1-7 Section 21.25 Block 1 Lot 7

Current Zoning Classification: LR

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

Total site area (s.f. or acres): 0.393

Will development be staged? yes  no How many stages? \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

APPLICANT'S SIGNATURE:

*[Handwritten Signature]*

Date Submitted:

*10/24/16*

**TO BE COMPLETED BY MIDDLESEX PLANNING BOARD**

File No: *102816* - SPR

Date application received from Applicant / CEO: *10-12-16*

Initial meeting date with Applicant: *11-02-16* Second meeting date after application data received \_\_\_\_\_

Third meeting date with Applicant after receipt of additional information (if req'd): \_\_\_\_\_

Yates County Planning Board review date (if req'd): *11-16-16*

Public Hearing date scheduled for (if req'd): \_\_\_\_\_

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:

*YCPB review - 11/17/16*

*Modification of site plan house footprint to alternate, need for area variance. 11-02-16 PB Meeting*

Approval Comments:

Board Signature:

*[Handwritten Signature]*  
*Acting Chair - Bruce St. Lawrence*

Date: *11-9-16*

Application to be resubmitted as follows:

\_\_\_\_\_  
\_\_\_\_\_

Board Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Application is rejected for the following reason (s):

\_\_\_\_\_  
\_\_\_\_\_

Board Signature: \_\_\_\_\_

Date: \_\_\_\_\_

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: <u>Existing septic</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? <u>Canandaigua Lake</u>  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain? <u>Lake front portion</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

Town of Middlesex  
P.O. Box 147  
1216 Route 245 – Main Street  
Middlesex, NY 14507

Phone (585) 554-3607

Fax: (585) 554-4615

**Agent/Owner Permission to Represent:**

To whom it may concern,

I Susan Sage as owner of property located at \_\_\_\_\_

962 South Lake Road and known as Parcel ID# 21.25-1-7

in the Town of Middlesex, to hereby allow Mr. Rocco Venezia of Venezia & Assoc.

to act in my behalf as representing agent in regards to project / Application

# 102816-SPR

currently submitted : Zoning Board of Appeals (ZBA) \_\_\_\_\_

Planning Board (PB) Nov. 2, 2016

at all Town Meetings/Hearings to which I may not be able to attend in person.

Signature of owner  [Signature] Rocco Venezia (agent) Date: 11/2/2016  
Email sent: [Signature] Sue Sage (owner) Date: \_\_\_\_\_



**Soil and Water Conservation Districts  
in New York State**

*Protecting Today, Preserving Tomorrow*

**Yates County  
Soil & Water Conservation District**  
417 Liberty Street  
Penn Yan, New York 14527  
315 536 5188 fax 315 536 5136  
[rikaaa@rochester.twcbc.com](mailto:rikaaa@rochester.twcbc.com)

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November 15, 2016  
Tim Cutler, Planner  
Yates County  
417 Liberty Street  
Penn Yan, NY 14527

Re: Susan Sage site plan

Dear Tim,

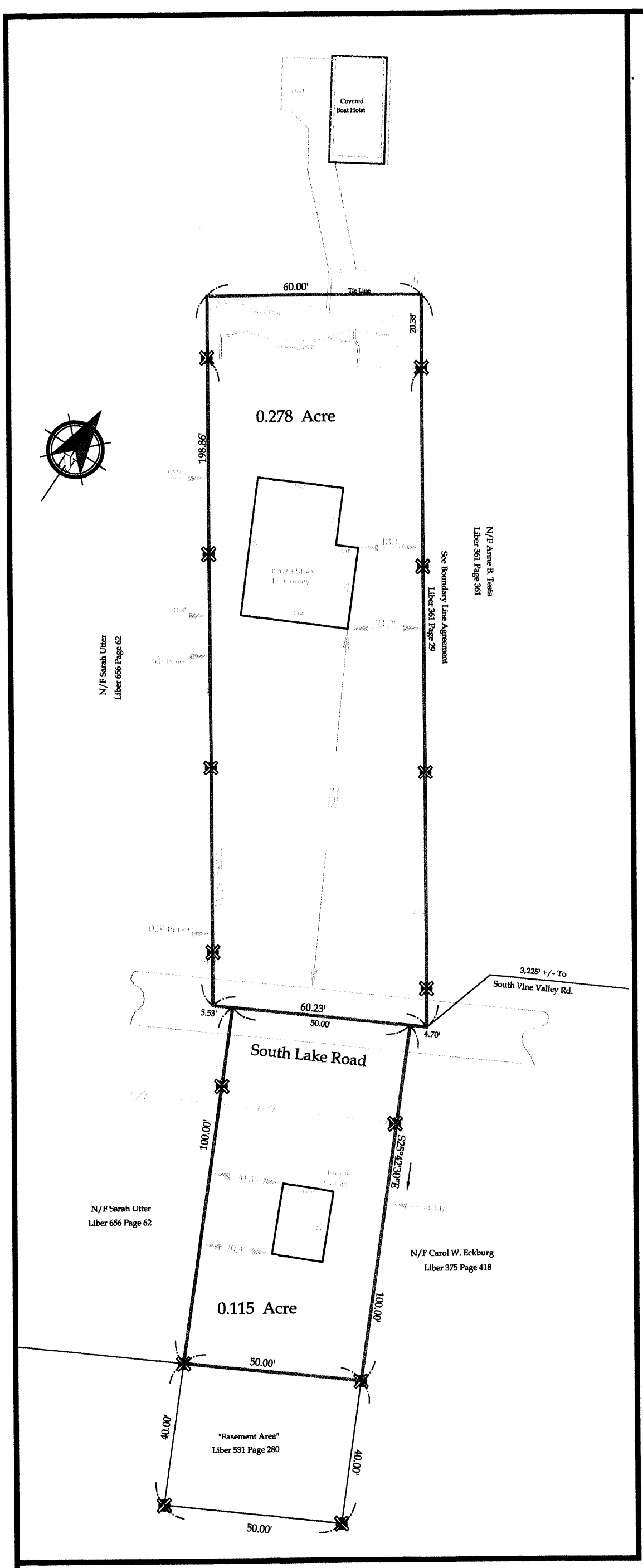
I have reviewed the site plan for 962 South Lake Rd, Middlesex. My comments and recommendations are listed below.

- The plan does not show post construction topographic contours for grading review. This brings up the question of how stormwater will be managed from the proposed driveway and home site. How will runoff controlled so it is not directed to a neighboring property? This would also include roof water.
- The site does not have a stabilized construction entrance for tracking control during construction.
- The plan does not include seeding and mulching information for final or temporary site stabilization.
- The proposed driveway does not show a parking area or turn around. Will this be added to the plan?
- The plan shows retaining walls at the lake. I assume these are existing as no design was included.

If you have any questions please contact me.

Sincerely,

Richard A. Ayers  
Conservation District Technician, CPESC



Existing Conditions Mapping  
not to scale

**PROPERTY INFORMATION**  
 TOWN OF MIDDLESEX, NY  
 ZONING DISTRICT: LAKE (LR)  
 SETBACKS: FRONT (LAKE) = 40 ft  
 REAR (ROAD) = 60 ft  
 SIDE = 15 ft  
 MINIMUM LOT AREA = 20,000 SF (0.459 ACRES)  
 MINIMUM FRONT AGE = 150 FT  
 MAXIMUM COVERAGE = 20%  
 MAXIMUM HEIGHT = 35 FT

**Legend**

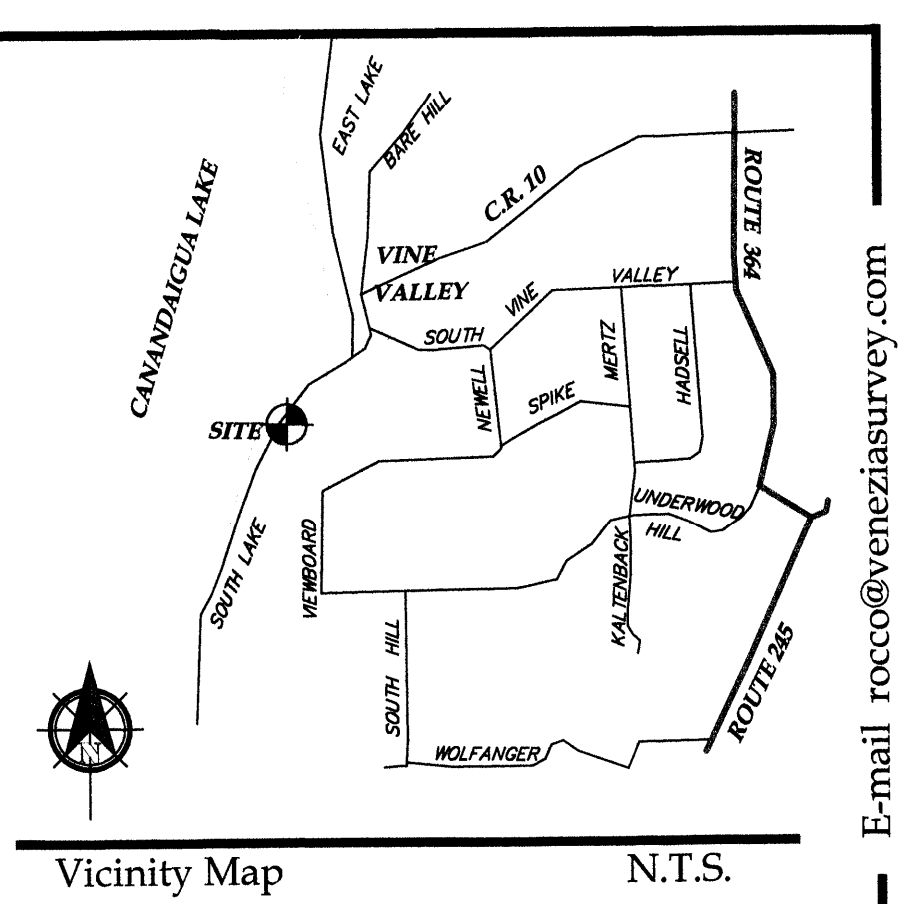
- ☒ Iron pin or pipe found
- ☒ Iron pin set
- Drill hole
- Utility pole
- ▲ P.K. nail found
- ▲ P.K. nail set
- Concrete Monument
- ⊕ Benchmark
- Utility lines
- R.O.W. line
- Property lines
- Centerline

**Lot Coverage Calculation**

Existing	Proposed
House..... 1,069 Sq Ft	House & Deck..... 1,629 Sq Ft
Garage..... 286 Sq Ft	Garage..... 286 Sq Ft
Break Wall..... 120 Sq Ft	Break Wall..... 120 Sq Ft
Driveway..... 841 Sq Ft	Driveway..... 1001 Sq Ft
South Lake Roadway..... 900 Sq Ft	Patio..... 98 Sq Ft
Total Land Area..... 3,314 Sq Ft	South Lake Roadway..... 900 Sq Ft
Lot Coverage 19%	Front Patio..... 234 Sq Ft
	Total Land Area..... 17,219 Sq Ft
	Total..... 4,268 Sq Ft
	Lot Coverage 25%

Total Area Calculated  
To High Water Line of Canandaigua Lake

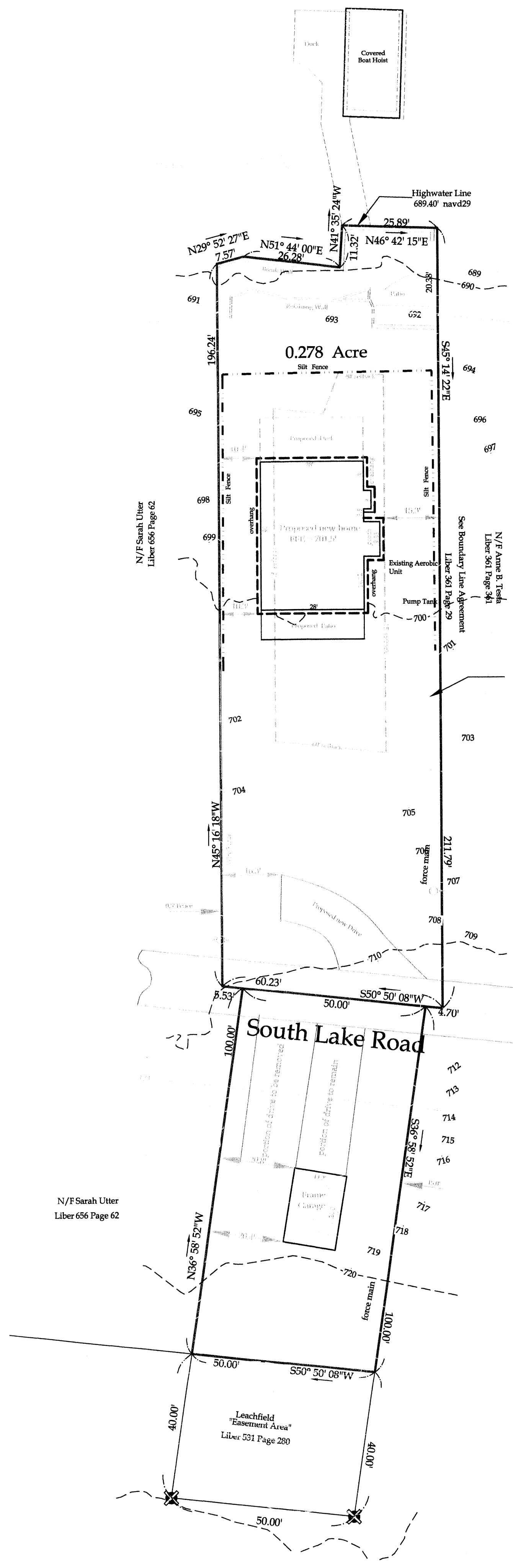
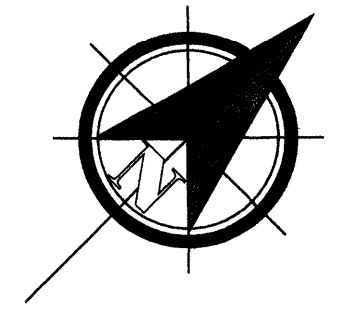
**Variance's Requested**  
 Side Setback 10.3' when 15' required  
 Lot Coverage 25% when 20% required



"Unauthorized alteration or addition to a map bearing a Licensed Professional Engineer's or Professional Land Surveyor's seal in any way is a Violation of Section 7209"

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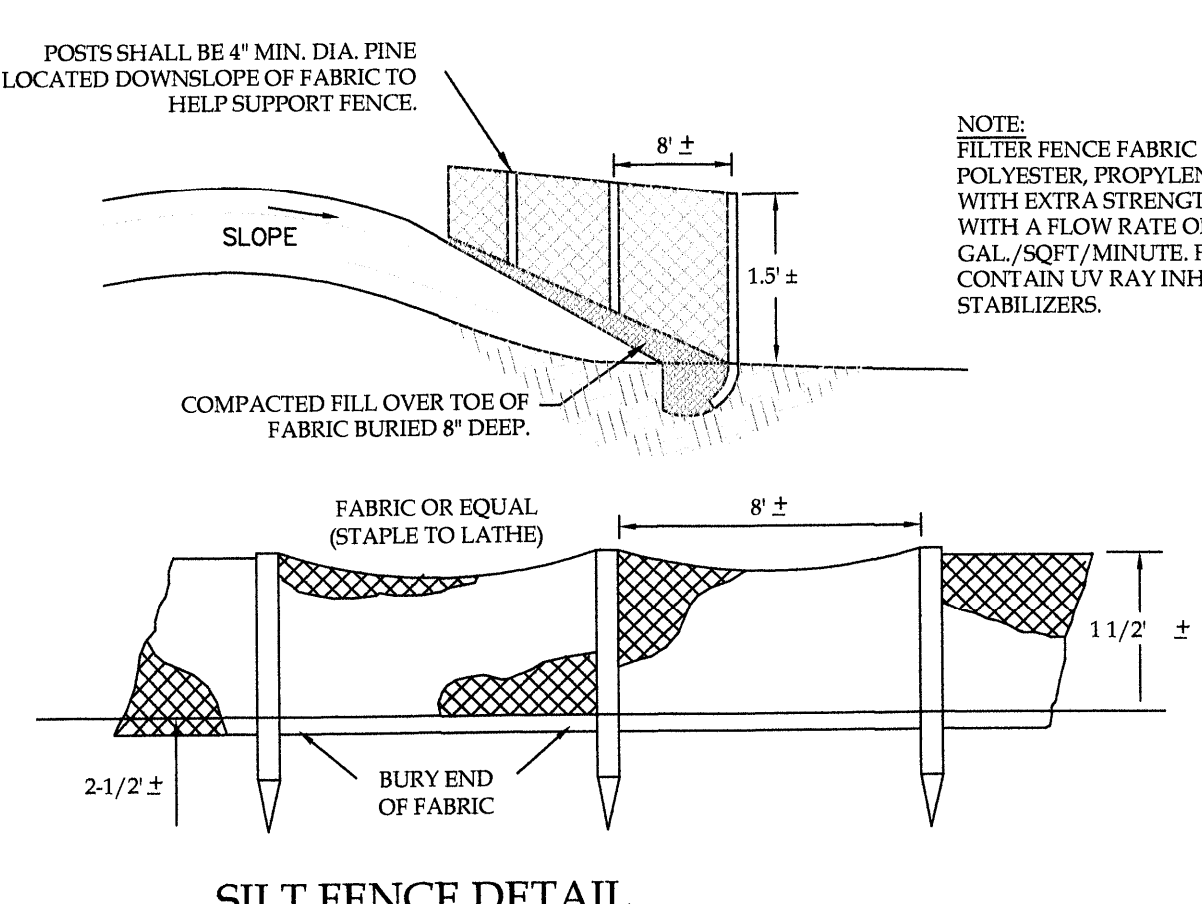
Call 811 Dig Safely N.Y.  
Before any excavation commences



Proposed Site Improvements  
Scale 1"=20'

Existing system installed in 2006 was approved for use for reconstruction of new 3 Bedroom Home By George Barden by letter dated April 29, 2016.

- GENERAL NOTES**
1. PROPERTY LINE INFORMATION SHOWN ON THIS PLAN IS BASED ON AVAILABLE RECORD INFORMATION AND A FIELD INSTRUMENT SURVEY.
  2. NO CHANGES ARE TO BE MADE TO THIS DESIGN WITHOUT PRIOR APPROVAL.
  3. PROPOSED LIGHTING TO BE COORDINATED WITH THE ARCHITECT AND OWNER. LIGHTING SHALL BE DARK SKY COMPLIANT
  4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MIDDLESEX HIGHWAY DEPARTMENT FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
  5. CONTOURS DERIVED FROM NAVD29 DATUM
  6. ALL COORDINATES AND BASIS OF BEARINGS ARE N.Y.S. CENTRAL COORDINATES SP83
  7. WATER SUPPLY FOR RESIDENCE IS CANANDAIGUA LAKE



- EROSION CONTROL NOTES - GENERAL**
1. INSTALL EROSION CONTROL MEASURES PRIOR TO BEGINNING EXCAVATION WORK.
  2. PROVIDE TEMPORARY DIVERSION SWALES TO INTERCEPT SURFACE RUNOFF AND TO DIRECT IT AWAY FROM DISTURBED AREAS.
  3. MAINTAIN TEMPORARY EROSION AND SILTATION CONTROL MEASURES DURING CONSTRUCTION PERIOD UNTIL FINAL GRADING, LANDSCAPING AND PERMANENT EROSION CONTROL IS COMPLETED. ESTABLISH VEGETATION ON EXPOSED AREAS AS SOON AS PRACTICABLE
  4. INSPECT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MOST CURRENT VERSION OF THE TECHNICAL STANDARD, NEW YORK STATE STANDARDS AND SPECIFICATION FOR SEDIMENT AND EROSION CONTROL, TO ENSURE THAT THEY ARE BEING MAINTAINED IN EFFECTIVE OPERATING CONDITIONS AT ALL TIMES.
  5. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES ONLY AFTER RECEIVING AUTHORIZATION FROM THE TOWN OF MIDDLESEX.
  6. DISTURBANCE OF EXISTING VEGETATIVE GROUND COVER SHALL NOT TAKE PLACE MORE THAN (15) DAYS PRIOR TO THE START OF GRADING OR CONSTRUCTION ACTIVITY.

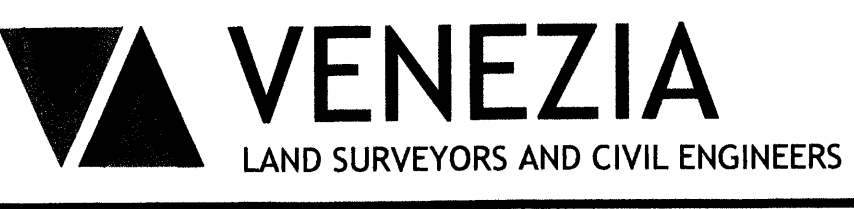
**Special Notes**

By Virtue of having stamped this drawing as a NYSPE I State that I have mainly examined the work of others; questioned them in regard to variances, liberties with setbacks, and conclude that the plan is within normalcy as far as I could tell.

Previous agreements and approvals made seem in order. Especially those provided by George Barden, Canandaigua Watershed Inspector the results of his providing his knowledge and experience in dealing with the environmental concerns of the Lake. There are some setback concessions which have been made that are, I believe within his authority to make considering the effort to improve previous structures and their impact on the environment. I do deny all responsibility and liability when it comes to soils analysis and application to sound waste treatment matters.

W.D. Robinson, NYS Registered Professional Engineer # 039642-1.

Revisions		
Date	Description	By

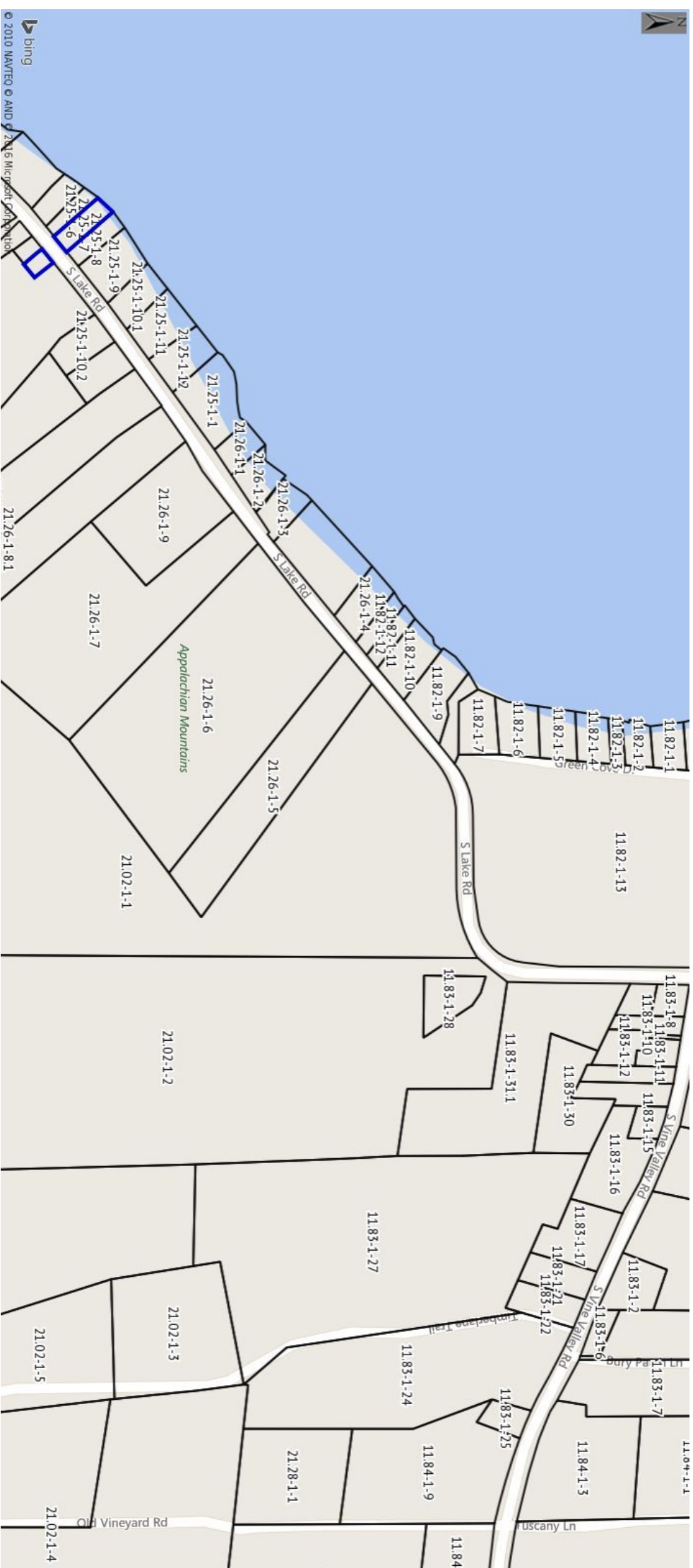


Site Plan prepared for:  
**Susan Sage**  
 Showing Land  
 at  
 962 South Lake Road  
 Town of Middlesex  
 County of Yates State of New York

File# 16227sp  
 Date Oct. 21, 2016  
 T.M. Parcel 21.25-1-7  
 Scale 1"= 20'

Wilbur D. Robinson Signed  
 Rocco Venezia signed

# 2016-58 tax map





# 2016-58 arial



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