

Town of Middlesex

1216 Route 245
Middlesex, New York 14507

PLANNING BOARD

Wednesday, February 4, 2026 • 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, *Chairperson*

Board members present: Terry Mott
Gordon Stringer

Alternate: (vacant)

Staff present: Elizabeth Altemus, *Planning Board Clerk*

Mr. Smeenck called the meeting to order at 7:00 p.m.

NEW BUSINESS:

1. App# 2026-05-SPR

Nathan Stevens is seeking a Site Plan Review for a minor subdivision at 515 Bagley Rd., Middlesex, NY 14507, Tax Map ID# 13.01-1-5.1.

Mr. Stevens and Danny Bagley were representing.

Mr. Stevens explained that he intends to purchase land from Mr. Bagley and continue to use it for agriculture.

There was discussion to clarify what the existing property lines are and what they'll be after subdivision.

Mr. Smeenck made a motion to approve the subdivision. Mr. Stringer seconded. There was no public comment. All Board members voted in favor, none opposed, and the motion passed.

2. App# 2025-16-SPR

Melissa Sturge-Apple of Sturge Irrevocable Trust is seeking a site plan review for a new dock with covered boat hoist and rebuild of an existing dock at 688 East Lake Rd., Tax Map ID# 11.82-1-1.

Joe Cull, owner of Brawdy Marine, was representing.

Mr. Mott inquired if the existing northern dock is to be rebuilt as is, and Mr. Cull indicated it would be made smaller. Mr. Mott commented that the southern dock meets square footage and facility line setback requirements.

Mr. Smeenck commented that the existing dock is cantilevering over the cribbing by about a foot and asked if they'd considered pulling that back when rebuilding. Mr. Cull indicated they will install new White Oak, three-inch-thick cribbing around the dock and rebuild on top of that.

Mr. Smeenck asked if the new decking will extend further than the current decking does, and Mr. Cull indicated it would not. Mr. Smeenck asked if they could pull the decking back an inch or two, and Mr. Cull commented that it depends on what the conditions are underneath. Mr. Smeenck commented that they cannot go even an inch more towards the facility line as it is already infringing on that setback, so they should make every effort to stay back from the facility line as much as possible.

Mr. Mott inquired if the work would be done from the lakeside, and Mr. Cull indicated it would.

There was a discussion that the photographs the applicant submitted show the dock existed prior to the adoption of the 2011 UDML regulations.

Mr. Mott made a motion to approve the plans as provided, with the condition they try to move the deck to the south as much as possible. Mr. Stringer seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

Mr. Smeenck commented that more silt fences are needed at the house construction site at the property, although this is out of Mr. Cull's purview.

3. App# 2026-06-SPR

James Sensenig is seeking a site plan review for a new barn and driveway extension at 728 Route 364, Middlesex, NY, 14507, Tax Map ID# 12.04-1-2.2.

John David Shirk, brother-in-law of Mr. Sensenig, and Leon Sensenig, brother of Mr. Sensenig, were representing.

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Mr. Mott asked if the proposed storage building had already been built, and Mr. Shirk indicated it has not. Mr. Mott commented that there is a structure to the east. Mr. Shirk John explained that this structure is a metal frame on railroad ties, and CEO Pearce said it could be placed there and is considered a temporary structure as it's not anchored to the ground. He indicated that the forty feet by eighty feet pole barn is what's proposed.

There was a brief discussion of the driveway size and location, and Mr. Smeenck asked if they intend to have a business there. Mr. Shirk indicated that Mr. Sensenig does intend to have a small business selling livestock sprinklers through a network of dealers, however there will be no retail sales on site.

Mr. Mott inquired how tall the proposed pole barn will be, and Mr. Shirk indicated it will be fourteen feet high at the eaves and under thirty-two feet in total.

There was a brief discussion that all setbacks are met.

Mr. Smeenck commented that they might need a building permit for the temporary shed and he will speak with CEO Pearce about that.

Mr. Stringer asked where the gully and culvert are, and Mr. Shirk explained that they're behind the house and the existing and new driveway will connect and drain into the culvert.

Mr. Mott made a motion to approve the plan for the forty feet by eighty feet proposed barn and additional driveway that loops around to the north with proposed parking on the south side of the building. Mr. Smeenck seconded. There was no public discussion. All Board members in favor, none opposed, and the motion passed.

OTHER BUSINESS:

Tim Lafler, in attendance, presented a new survey map and shared well easement agreement to the Board and requested that the Board review them.

Mr. Smeenck explained that at his appearance before the Planning Board last month, the Board requested the survey be updated and the issue of the well location on a different parcel be addressed. He commented that typically an easement is indicated on a survey with dimensions, and while Mr. Lafler owns both parcels now, should he sell either parcel in the future, a survey showing the well easement location would be required

There was discussion that they would have the Town attorney review the easement agreement and let Mr. Lafler know of any changes needed. Mr. Smeenck indicated that the easement agreement would need to be filed before construction could commence.

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Mr. Smeenck commented that the engineer needs to review the septic system before it's covered up. Mr. Lafler indicated that Tyler Ohle will inspect the septic at the time of construction.

Mr. Mott made a motion to approve the application with the conditions that the easement agreement is approved by the Town attorney and is filed before construction begins, and Tyler Ohle inspects the septic system at the time of construction. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion passed.

Mr. Smeenck made a motion to approve the January 7th Planning Board meeting minutes. Mr. Mott seconded. All Board members voted in favor, none opposed, and the motion passed.

Mr. Smeenck made a motion to recommend approval of the draft solar law by the Middlesex Town Board. Mr. Mott seconded. All Board members voted in favor, none opposed, and the motion passed.

Mr. Smeenck made a motion to adjourn the meeting. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the meeting was adjourned at 7:50 p.m.