

# Town of Middlesex

1216 Route 245  
Middlesex, New York 14507

## PLANNING BOARD

Wednesday, March 4, 2026 • 7:00 p.m.

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*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  
Nate Duffy

**Alternate:** (vacant)

**Staff present:** Elizabeth Altemus, *Planning Board Clerk*

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

### **NEW BUSINESS:**

#### **App# 2026-13-SPR**

**William Scott is seeking a site plan review for demolition of an existing barn and construction of a new barn at 845 Green Cove Drive, Middlesex, NY 14507, Tax ID# 11.83-1-31.1.**

Mr. Scott was representing.

Mr. Mott made a motion to approve the rebuild of the existing garage with no modifications to the square footage or height and the new barn must be under thirty-five feet in height. Mr. Stringer seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

**App# 2026-07-SPR**

**Kenneth Newswanger is seeking a site plan review for a lot line revision at Route 245 & 728 Route 364, Middlesex, NY, 14507, Tax ID# 13.03-1-1.112 & 12.04-1-2.2.**

Mr. Newswanger was representing.

Mr. Stringer made a motion to approve the lot line revision. Mr. Duffy seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

**App# 2026-08-SPR**

**Kenneth Newswanger is seeking a site plan review for construction of two pole barns at Route 245, Middlesex, NY, 14507, Tax ID# 13.03-1-1.112.**

There was a discussion that setback dimensions for the pole barns are not shown on the plans.

Mr. Smeenk made a motion to approve the SEAF submitted by the applicant and classify the action as Type II requiring no further environmental review. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion passed.

Mr. Mott made a motion to approve the two pole barns with the condition that an updated map showing the setbacks of each new pole barn and a note indicating the revision be submitted. Mr. Duffy seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

**App# 2026-14-SPR**

**Luke Bassett & Alexis Clark are seeking a site plan review for a lot line adjustment at 781 Route 245, Middlesex, NY, 14507, Tax ID# 13.03-1-13 & 13.03-1-3.3**

Mr. Bassett was representing.

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Mr. Smeenk made a motion to accept the lot line revision. Mr. Mott seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

**App# 2026-12-SPR**

**Kevin Hefner is seeking a site plan review for the installation of a new tram at 440 East Lake Rd., Middlesex, NY, 14507, Tax ID# 1.84-1-7.**

Peter Gorman of Marathon Engineering was representing. He explained that Finger Lakes Tram will be the installer of the proposed tram, which will run from the private drive down to the lake front with four landing decks, and the lake front deck will require a setback variance from the mean high water mark (MHWM). He also indicated that the existing shed will be relocated as it currently lies partially on the neighboring property, and its new location will also require a setback variance from the MHWM. Mr. Gorman indicated that four trees along the path of the tram will need to be removed, and the existing frame steps will remain to serve as exit stairs.

There was discussion about the condition of the existing frame steps and whether they are in adequate condition to act as exit stairs, as well as discrepancy between what's shown on the survey and actual existing stairs.

There was discussion that locating the tram on the south side of the property, rather than the north side as proposed, would place it closer to the tram on the parcel to the south and thereby consolidate setback violations on the two parcels to a smaller zone of nonconformance.

There was discussion about whether a geotechnical report would be required. Mr. Gorman commented that the tram installation requires no digging as the supports are mechanically driven to refusal.

It was agreed to table the application for the client to consider relocating the tram to the south side of the property, and the application should not proceed to the ZBA until Planning Board approval is given.

**App# 2026-10-SPR**

**Jonathan Morgan Wood is seeking a site plan review for a minor subdivision and construction of a new mobile home and garage at 6095 S. Vine Valley Rd., Middlesex, NY, 14507, Tax ID# 22.01-1-6.**

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Mr. Wood was representing.

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

Mr. Wood indicated that he no longer intends to build the two-car garage, so it's not shown on the survey map.

There was discussion about whether the septic system should be considered a structure and therefore be required to meet setback requirements.

Mr. Smeenck made a motion to accept the SEAF submitted by the applicant and classify the action as Type II requiring no further environmental review. Mr. Stringer seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

Mr. Stringer made a motion to approve the site plan with the condition that the leach lines are moved twenty feet to the south. Mr. Duffy seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

Mr. Smeenck made a motion to amend the motion to also omit the garage from the application. Mr. Mott seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

**App# 2026-11-SPR**

**Thomas Euclide is seeking a site plan review for partial removal of an existing home and construction of a new addition at 5860 Widmer Rd., Middlesex, NY, 14507, Tax ID# 31.78-1-1.1.**

There was discussion about whether a variance for the expansion of the preexisting, nonconforming structure would be required in addition to the setback variance already granted by the Zoning Board of Appeals (ZBA). Mr. Smeenck indicated that he, CEO Pearce, the chairman of the ZBA and the Town Attorney will confer on this issue.

Mr. Smeenck commented that dimensions for the proposed structure should be shown on the plans. He also indicated that the current structure is a nonconforming cottage,

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and if the applicant intends to convert it to year-round use it will be classified as a dwelling, in which case a use variance would be needed.

There was discussion that because the house is being enlarged the capacity of the current septic system must be verified to be adequate for the proposed house size, which can be achieved by a letter from the Canandaigua Lake Watershed Inspector.

Mr. Smeenck indicated that he will send Mr. Rockcastle a list of these and other requests, which include:

- Whether the house is to be for year-round use.
- More elevations for the northeastern portion of the site shall be shown on the plans.
- The septic system details, including leach line layouts, shall be shown on the plans.
- Sheet C100 shall provide dimensions of the footprint of the new structure.
- The total square footage of the existing and new structures shall be shown.
- More erosion control shall be added as silt fence is not adequate.
- More details on the construction sequence, specifically for the demolition and new foundation, shall be given.
- A note about repairing the driveway to preconstruction conditions shall be added.

There was brief discussion about the feasibility of keeping the limit of disturbance so close to the house footprint and whether concrete block foundation or pillars would be used. Mr. Rockcastle indicated the latter would be up to the discretion of the contractor; however, the current plans propose concrete block foundation.

There was discussion amongst the Board members about whether a civil engineer should review the plans, and it was agreed that this would be considered after Mr. Rockcastle addresses the above items.

The application was tabled.

**OTHER BUSINESS:**

Mr. Mott made a motion to approve the minutes of the February 4, 2026, Planning Board meeting. Mr. Stringer seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

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Mr. Smeenk made a motion to adjourn the meeting. Mr. Mott seconded. There was no public discussion. All Board members voted in favor, none opposed, and the meeting was adjourned at 9:31 p.m.