

# Town of Middlesex

1216 Route 245  
Middlesex, New York 14507

## PLANNING BOARD

**Wednesday, November 5, 2025 • 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  
Nate Duffy

**Alternate:** (vacant)

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

Mr. Smeenck called the meeting to order.

### **NEW BUSINESS:**

#### **1. App# 2025-14-SPR**

**Alice Loveys is seeking a site plan review for construction of a storage structure at 1117 South Lake Rd., Middlesex, NY, 14507, Tax Map ID# 21.48-1-13.**

Bill Grove of Grove Engineering was representing. He explained that Ms. Loveys would like to build a twenty-four feet by twenty-four feet storage structure on the back of her property to replace an existing shed, and the proposed shed would have a larger footprint than the existing. He indicated that minimal grading would be needed and a curtain drain would be installed on the back side of the shed, while the existing swale in the front of the current structure will remain to handle stormwater runoff. Mr. Grove also explained that the proposed shed will have an overhead door facing the lake and there will be no driveway accessing the proposed structure, which will be used for storage of

boats, mowers and other equipment. He indicated that the septic components are shown on the map as he used an existing site survey map as the base for this site map, however the shed will not connect into it and there will be no conflict with the septic.

Mr. Smeenck asked how they will access the space for construction, and Mr. Grove answered that access will be from the north side of the house, and although there is a swale along the property line there is enough room for small machinery to pass. Mr. Smeenck inquired whether the neighbors have given permission to go on their property, and Mr. Grove indicated they have not yet.

Mr. Smeenck asked if any Board members or members of the public had any questions, and there were none.

Mr. Mott made a motion to approve the proposed storage structure, Mr. Duffy seconded. All Board members voted in favor, none opposed, and the motion passed.

## **2. App# 2025-15-SPR**

### **Mincer Contracting, LLC is seeking a site plan review for construction of a pole barn at 6090 South Vine Valley Rd., Middlesex, NY, 14507, Tax Map ID# 012.03-1-19.**

Steve and Diane Cerrone, owners of the property, were representing. Mr. Mincer was absent. Mr. Cerrone commented that Mr. Mincer had indicated to him that the maps were missing some information.

Mr. Smeenck indicated that the maps are missing building dimensions for the pole barn and all setback dimensions. Mr. Cerrone indicated that the pole barn will be thirty feet by forty-eight feet, but he doesn't know the other measurements.

Mr. Smeenck commented that he visited the site and saw some pins set for the pole barn, and they didn't reflect the orientation of the barn shown on the map. Mr. Cerrone indicated that the pins may be for the setbacks, and Mr. Smeenck commented that without dimensions on the map they can't be sure.

There was a brief discussion that the position of the pole barn shown on the map isn't where barn will be located, and Mr. Smeenck indicated that the Board can't move forward without dimensions and orientation noted on the map. Mr. Cerrone indicated that they are not in a hurry and can wait for next month's agenda.

Mr. Smeenck asked if they plan to run electric to the barn, and Mr. Cerrone indicated that they will and showed on the map where the lines will run. Mr. Grove commented that setbacks need to be measured from overhangs.

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Mr. Mott asked Mr. and Mrs. Cerrone if they are familiar with the required setback dimensions as set forth in the Code and commented that the small lot size could make it challenging to fit the barn within the necessary setbacks.

There was a brief discussion of the lot size and how feasible it would be to fit the pole barn within the setbacks, and that the property is in the Low Density Residential zone and has road frontage.

Mr. Mott commented that the Board will need a certified map showing all dimensions. Mr. Cerrone asked whether the surveyor would be responsible for creating this map, and Mr. Mott indicated that is correct, and the map would be similar to the one submitted, however in addition to showing the measurements it would need to be scalable and printed on larger paper.

Mr. Mott also commented that grading would need to be done, and Mr. Cerrone agreed and indicated that Mr. Mincer would be doing the grading. Mr. Mott commented that silt fences will need to be shown on the map as well, and Mr. Cerrone indicated that there is an existing swale and culvert on the site. Mr. Mott inquired if they will be altering contours, and Mr. Cerrone answered that he doesn't know.

Mr. Smeenck asked Mr. and Mrs. Cerrone how they are involved with the project, and they answered that they are the property owners and are paying Mr. Mincer to construct the pole barn.

There was a brief discussion that the property is a former gravel pit, with several mounds, gullies, creeks and swales around the property that influence water drainage and could redirect water towards the building.

Mr. Mott indicated that they will also need to include a grading plan to show how water will flow to ensure it isn't directed towards other properties or the barn itself. Mr. Cerrone indicated that they will lay down gravel and cement to raise the floor of the pole barn and make it level, and they will work with Mr. Mincer to get all this information documented.

Justin Spelman, townsperson in attendance, commented that the Cerrones are his neighbors and are good people, and anything they do will be good for the Town.

The application was tabled until further information is submitted.

**OTHER BUSINESS:**

**3.** Bas Kuenen, townsperson in attendance, asked to address the Board. He distributed aerial photographs derived from Google Maps and Yates County Real Property of two parcels on South Vine Valley Road that he owns. He explained that a pole barn is on

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the smaller parcel and his house is on the larger parcel, and he's considering selling the smaller parcel and pole barn. He indicated that because of the orientation of his house, however, he would like to retain approximately one acre of the smaller parcel closest to his house and annex it to the larger parcel containing his house. The smaller lot is approximately 3.3 acres and would be approximately 2.3 acres after subdivision.

Mr. Smeenck commented that the property lies in the Agricultural district, so a one-acre lot is permissible, and setback requirements for the pole barn would need to be maintained. He indicated that he will need to have a survey map showing the subdivision, annexation and remaining setbacks for the pole barn produced.

Mr. Mott inquired whether the previous owner had installed a septic system on the smaller lot, and Mr. Kuenen explained that he sold the property before building a house, and the septic was never installed on that parcel.

**4.** Curvin Nolt, townsperson in attendance, asked to address the Board. He explained that he has built a pole barn and didn't realize that he was supposed to have come before the Planning Board for approval first. He indicated that CEO Pearce has inspected the barn and told him to come before the Board.

Mr. Smeenck asked whether he has a survey map of the property, and Mr. Nolt indicated there is a current survey for the property, but he does not have it with him. Mr. Mott asked who did the survey, and Mr. Nolt indicated he doesn't know. Mr. Smeenck commented that the seller usually has the survey done.

Mr. Smeenck indicated that the Board will need to see a survey map showing where the pole barn is on the property, as well as setbacks.

Mr. Nolt indicated that it sits eighty feet from one property line, ninety feet from another, and 120 feet from the edge of the road, and he can put this on a survey map and bring it in.

Mr. Mott asked whether Mr. Nolt had obtained a building permit, and Mr. Nolt indicated that he received a building permit at the time of inspection by CEO Pearce and had showed Mr. Pearce photographs of the construction.

Mr. Nolt asked what the process for submitting the survey map is, and it was discussed that he will need to fill out a Planning Board application and come back to a future meeting. Mr. Mott commented that he would like Mr. Nolt to find out who did the survey and have them add the setbacks and dimensions to a scalable map, and if it meets code it will be permitted.

Mr. Duffy suggested that Mr. Nolt could hand write the dimensions and setbacks on the existing survey map as the setbacks are well over the requirements, and to have a new

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survey done would be an extra expense for him. Mr. Mott indicated that he would not approve a hand drawn map on a formal survey map.

It was agreed that when a survey map is submitted the Board can review it at that time.

**5.** Mr. Smeenck asked if all the Board members had read the October draft minutes. Mr. Duffy made a motion to accept the October minutes, Mr. Smeenck seconded. All Board members voted in favor, none opposed, and the motion passed.

**6.** Mr. Smeenck indicated that Mr. Stringer had made comments on the latest draft of the proposed Solar Law, and the Board discussed these comments and agreed upon edits to the draft.

Mr. Mott made a motion to approve the edits and send them on for review by the Town Board and the Town attorney, Mr. Duffy seconded. All Board members voted in favor, none opposed, and the motion passed.

The Board discussed potential dates for a training with the Town attorney.

Mr. Smeenck adjourned the meeting at 8:40 p.m.