

Town of Middlesex Planning Board

Wednesday, April 1, 2026 • 7:00 p.m.

1216 Route 245, Middlesex, New York 14507

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: Nate Duffy

Board members present: Terry Mott
Gordon Stringer

Alternate: (vacant)

Staff present: Alan Pearce, *Code Enforcement Officer*
Elizabeth Altemus, *Planning Board Clerk*

Mr. Duffy called the meeting to order at 7:02 p.m.

NEW BUSINESS:

- **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.

Logan Rockcastle and Brennan Marks of Marks Engineering were representing.

Mr. Rockcastle explained that the changes to the site plan requested at the March 4th, 2026, Planning Board review had been added, including the house dimensions, septic location, and a double row of silt fencing; he also indicated that he has a letter from the Canandaigua Lake Watershed Inspector stating that the existing septic is adequate for the new residence, and CEO Pearce determined that no further variances other than the one granted by the ZBA at the February 26, 2026, meeting are required.

Mr. Duffy requested that roof and footer drains be added to the plans and silt sock replace silt fence. Mr. Rockcastle agreed to these requests.

CEO Pearce commented that he believes the plans are ready for approval.

Mr. Mott made a motion to classify the project as a Type II Action under the SEQR regulations because it is an expansion of a single-family residence and, accordingly, is exempt from further

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SEQR procedures, including preparation of an Environmental Assessment Form. Mr. Stringer seconded.

There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

Mr. Duffy made a motion to approve the site plan providing that all comments from the March 4, 2026 Planning Board meeting are on the site plan, silt fence is replaced by silt sock, and roof and footer drains are added to the site plan. Mr. Stringer seconded.

There was no public discussion. All Board members voted in favor, none opposed, and the motion passed.

- **App# 2026-09-SPR:** Ted Mountain is seeking a site plan review for a new single-family residence at 130 East Lake Rd., Middlesex, NY, 14507, Tax ID# 2.46-1-6.

Logan Rockcastle and Brennan Marks of Marks Engineering, and Mr. Mountain were representing.

The Board acknowledged receipt of Mr. Mountain's letter responding to comments made by various neighbors in response to the proposed project.

Mr. Marks explained that the rear of the new single-family house will be built into the slope with a retaining wall, and the home will use a Presby septic system and a small parking area, each with retaining walls as well.

There was discussion that the proposed project brought before the Planning Board for conceptual review used pylons and had a small mechanical room built into the side of the hill, whereas the current proposal has a full basement and concrete foundation. Mr. Marks commented that to meet minimum square footage requirements, the house must be two stories with a basement and that would be difficult to construct on pylons. Mr. Mountain commented that the changes to the house construction and placement were based on limiting impact to his neighbor's view.

There was discussion that the current proposal brings the disturbance very close to 500 sf. Mr. Duffy suggested that the home could be built in a less steep area and suggested a bond for environmental remediation be required. Mr. Mott expressed concern that disturbance from construction access would make it difficult to stay within 500 sf of disturbance. Mr. Rockcastle indicated that disturbance for each slope zone was calculated using CAD files, and he and Mr. Marks indicated that they calculated disturbance for the structures alone and not including the limits of disturbance from construction. CEO Pearce indicated that total disturbance calculations must include disturbance from construction as well.

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There was discussion that the septic system has not yet been approved, and Mr. Marks indicated that the design was sent to the Department of Health (DOH) in January of 2026, and approval could take several months.

There was discussion about what variances would be needed, and Mr. Marks indicated that they would need variances for the septic retaining walls, which will exceed thirty inches in height and be engineered. Mr. Stringer and Mr. Mott each expressed concern over recommending variances for new builds.

The Planning Board agreed that the Town Engineer should review the site plans. Mr. Marks indicated that a geotechnical survey was done and he would provide it for the Board.

Mr. Marks and Mr. Rockcastle were provided with a list of additional comments submitted by Chairman Smeenk, not in attendance.

Mr. Duffy summarized that to move forward the project will be reviewed by the Town Engineer, the septic will need DOH approval, Mr. Smeenk's comments shall be addressed, and a bond for maintenance and repair of the roadway will be required.

Mr. Duffy opened public comment.

Ben Cramer and Kimberly Giblin, owners of an adjacent parcel to 130 East Lake Rd., were in attendance. Mr. Cramer commented that while he would like Mr. Mountain to have the ability to enjoy his property, he is concerned about the disturbance calculations being separated by slope category; he was told by former CEO Dawn Kane and the Town Attorney that he could not separate calculations by slope when building his small seasonal structure and had to defer to the disturbance limits for the steepest slope involved.

Ms. Giblin commented that there has already been disturbance at 130 East Lake Rd as trees had been cut down. CEO Pearce indicated that this did not constitute vegetative stripping but rather trimming of trees under six inches DBH (diameter at breast height). Mr. Cramer commented that he was required to flag saplings slated for removal and indicate them on the site plan to obtain permission to remove them.

CEO Pearce asked Mr. Cramer if he would be in favor of the home moving to a flatter area to minimize disturbance if it would impact his view more. Mr. Cramer commented that the flatter area was re-graded with a backhoe by the previous homeowner and is not a natural slope, thus it's not as stable as if it was naturally occurring. Ms. Giblin commented that a house couldn't be built in that area. Mr. Marks indicated that setbacks would not be met if the home was moved closer to East Lake Rd.

Mr. Cramer asked if the Planning Board would be open to the Town Attorney reviewing the plans, and Mr. Duffy indicated they will consider this and his other comments as well.

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Bruce and Barbara Hunt, owners of property at 124 East Lake Rd., expressed concern that the access road, used by several other homeowners, be maintained in good condition during construction and be returned to its original condition after construction. They indicated that they would like for a bond to be put in place to ensure this.

OLD BUSINESS:

- **App# 2026-16-SPR:** Christopher & Amy Ford are seeking a site plan review for demolition of an existing home and accessory structures and construction of a new single-family residence and septic system at 670 Fisher Rd., Middlesex, NY, 14507, Tax ID# 11.50-1-9.

Rich Krenzer, architect, was representing, and Mr. Ford joined via speaker phone.

Mr. Krenzer explained that the new 3,280 square foot home will meet the forty-foot setback from the mean high water mark (MHWM) and will require a variance for a 38% lot coverage; the steepest area will remain relatively untouched, with the large oak tree and vegetation to remain, however the stairs on that slope will be modified and will also require a variance. He also indicated that the construction driveway will be removed upon completion.

There was discussion that the septic system is being designed by Grove Engineering and will need to be shown on the site plan, including the leach line layouts and elevations, and will need proper approvals.

Mr. Duffy indicated that the total square footage of the home, the limits of disturbance, the roof and footer drains, sediment and runoff controls, and verbiage addressing section 707.7.14 of the steep slope law pertaining to stabilization of the site during non-construction phases should all be added to the site plan. Mr. Mott indicated that verbiage about maintaining the condition of Fisher Rd. should also be added.

There was discussion that efforts should be made to reduce the lot coverage as 38% is significant. Mr. Duffy suggested they consider using permeable material for the driveway to reduce lot coverage. Mr. Krenzer commented that the house size is in keeping with other houses in the neighborhood, but this lot does not have area across the street to increase its size. Mr. Mott commented that they are making a nonconforming home more conforming by moving it further from the MHWM and the increase in square footage of the new home is minimal.

There was discussion that a Town Engineer review is not necessary as construction is not happening on the steep slope. It was also noted that the Yates County Planning Board approved the plans, although concern over lot coverage was expressed at their review.

Mr. Krenzer agreed to make the requested changes and return to the Planning Board at a future date.

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- **App# 2026-15-SPR:** James Bammel, Architect, is seeking a site plan review for demolition of an existing home and construction of new single-family residence at 660 Fisher Rd., Middlesex, NY, 14507, Tax ID# 11.50-1-12.

Jim Bammel, architect, was representing.

Mr. Bammel explained that the existing home is 22 feet from MHWM and the new 2,000 square foot home will be moved further back from the MHWM. The first six feet of the stairs in the steep slope zone will remain, and new terraces and retaining walls will be built up to them and will require variances. Total coverage from the home, terraces and driveway will be 5,500 sf, or 22.5% lot coverage, and thus a variance for lot coverage will also be needed. Mr. Bammel indicated that they have a letter from the Canandaigua Lake Watershed Inspector confirming the existing septic system will be adequate, however an inspection will be required.

Mr. Duffy indicated that the total square footage of the house, limits of disturbance, roof and footer drains, and verbiage about removing materials from the site should be added to the plans. He also requested that the plans show the breakdown of lot coverage by structure. Mr. Mott indicated that more details on the septic tanks and leach lines, and, as was requested for the Ford application, verbiage about maintaining the condition of Fisher Rd. should be added as well.

Mr. Mott commented that he would like a second opinion on the lot coverage calculations. There was discussion about whether a Town Engineer review is necessary, and CEO Pearce indicated that he does not believe it is. He also commented that the Planning Board agreed that the Ford project, which will have a much greater lot coverage, did not need Town Engineer review.

There was discussion about using permeable material for the driveway and lower walkway to reduce lot coverage and that three variances will be required.

It was agreed that Mr. Krenzer will make the requested changes, redo the lot coverage calculations, discuss using permeable materials with his clients, and return to the Planning Board at a future meeting.

OTHER BUSINESS:

Mr. Duffy made a motion to approve the March 4, 2026, Planning Board meeting minutes. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion passed.

Mr. Duffy made a motion to adjourn the meeting. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the meeting was adjourned at 8:54 p.m.