

Town of Middlesex Planning Board

Wednesday, June 3, 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: Case Smeenck

Board members present: Nathaniel Duffy
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:

- **App# 2026-22-SPR:** Venezia Land Surveyors is seeking a site plan review for construction of a new tram at 1223 South Lake Rd., Middlesex, NY, 14507, Tax ID# 21.64-1-4.

Anthony Venezia of Venezia and Associates was representing.

Mr. Mott indicated that he would like to require a geotechnical survey for this and all tram projects as a precaution for the Town. There was discussion that this site is relatively shallow in slope and is well vegetated, the tram is relatively short, and most geotechnical surveys in the area report the same shale bedrock conditions; it was agreed that a geotechnical survey is not necessary for this site.

There was discussion of the proximity of the upper landing to the road and its placement in the road right of way. The Board requested review and approval by the Town Highway Superintendent, specifically to approve the setback distance and to determine whether an agreement should be put in place to release the Town from liability for potential damage to the structure.

The Board requested Mr. Venezia add to the plans the location of electric service as well as more details for both platforms, including materials, size and driving specs.

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Mr. Venezia indicated that only a few trees will be removed, and those that will be removed will have their stumps left in place.

The Board agreed that the site plan shall be approved before a recommendation is made to the Zoning Board of Appeals for approval of the setback variances.

The application was table until updated plans are submitted.

- **App# 2026-23-SPR:** Venezia Land Surveyors is seeking a site plan review for construction of a new tram at 416 East Lake Rd., Middlesex, NY, 14507, Tax ID# 1.84-1-4.

Mr. Venezia was representing and explained that the tram will start at the driveway and tie into an existing deck before heading down to the lakeshore, and efforts will be made to minimize tree cutting.

There was discussion that the existing deck height where the tram will tie in is approximately 15 ft. above grade. Sean Ritchie of Finger Lakes Tram, also in attendance, commented that this height requires a different but standard building system, which he has implemented on other projects, and involves pile driven two inch pipe with cross bracing, and that the pillars will support the tram at such height.

There was also discussion that this tram would require a geotechnical survey as the terrain is steeper and more challenging.

Mr. Smeenck commented that the timber and rebar along the existing path down to the lake need repair to ensure safety for emergency personnel should the need arise.

The Board requested the following be addressed and/or added to the plans:

- A topographical cross section of the area below the tram
- The location of the existing 2 ft diameter sluice pipe and storage building and how the tram will work around these
- More details on the tram platforms, including size and materials
- Any trees over six inches in diameter to be removed
- Details on the pile driven pipe supports for the tram and landings
- The emergency egress path shall be repaired
- A geotechnical survey shall be provided
- Increase the side setback to 15 ft to comply with code requirements
- All changes shall be noted on the revision block.

The application was table until updated plans are submitted.

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- **App# 2026-26-SPR:** Scott A. Harter, P.E. is seeking a site plan review for construction of a new residence at 64 Bare Hill Rd., Middlesex, NY, 14507, Tax ID# 2.01-1-7.111.

Ty Allen of Ark Design Studio and Scott Harter, site engineer, were representing. Mr. Allen distributed architectural renderings of the proposed home and explained the previous home had been removed. The new home will be a barn style with a lower story entry point to the full living space upstairs and will accommodate storage for boats and equipment. He indicated that the site is flat, though some grading will be done, no trees will be removed, and a new leach field will be installed.

There was discussion that the plans show the setback boundary but not the exact setback distances.

There was discussion that the proposed manmade slope next to the driveway will be at 20%, which would necessitate a steep slope permit. The applicant agreed to reduce this slope to 15%.

Mr. Smeenck commented that the Town has specific seeding requirements for erosion control, which must be noted on the plans. It was agreed that the Code Office will ensure the applicant receives a copy of these requirements.

There was discussion that the existing stone barn foundation walls will remain.

There was discussion about where the pavement for the driveway will terminate at the northern end, and Mr. Harter indicated that it has not yet been determined, but they will define with a standard driveway detail on the plans.

There was discussion about how the home will be heated, and Mr. Allen indicated it's not yet known, but will likely be electric based, such as mini-splits or heat pumps.

There was discussion about where the old septic tank is located and whether it will be removed, filled in or crushed in place. The applicants indicated that the Canandaigua Lake Watershed Inspector is currently reviewing the septic plans.

The Board requested the following revisions/additions to the plans:

- Exact setback dimensions from lot lines for the home
- The proposed manmade slope shall be reduced to 15% grade
- Seeding requirements must be followed and noted
- The details of the northern terminus of the paved driveway
- The location of propane tanks, if they are to be used
- Where the gutter pipe will daylight
- The location of the well on the east side of the existing garage
- The location of the old septic tank and how it will be handled

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- The location of the existing stone barn foundation walls
- Different line symbols for existing vs. proposed elevations for clarity and contrast

The application was table until updated plans are submitted.

OTHER BUSINESS:

Mr. Smeenck presented proposed changes to the Zoning Code, and the Board discussed these potential revisions. Discussion included whether to restrict residential homes to one per parcel; revisions to definitions in sections 200.34, 200.41, 200.61 and 200.101; revising the language of section 302.0, relating to expansion or moving of preexisting, nonconforming structures; increasing the minimum lot size in the Agricultural district to five acres and increasing the minimum lot size in the Highway Business district to two acres; correcting a spelling error in section 501.2.1; whether to set a maximum square footage for cottages in section 501.3; and adding provisions to section 605.0 for fence setback allowances and height restrictions, as well as exemptions for agricultural fences.

Mr. Smeenck made a motion to approve the draft minutes of the May 6, 2026, Planning Board meeting. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion passed.

There was brief discussion of the procedure for setting public hearings, as defined in the Town code under section 700.5.1, and the need to follow this procedure for upcoming proposals that meet the thresholds for requiring public hearings.

Mr. Smeenck made a motion to adjourn. All Board members voted in favor, none opposed, and the meeting was adjourned at 10:02 p.m.