

Town of Middlesex Planning Board

Work Session to Revise Zoning Codes

Wednesday, July 8, 2026 • 6:00 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: Terry Mott
Andrew Coots
Gordon Stringer (partial attendance)

Alternate: (vacant)

Staff present: Elizabeth Altemus, *Planning Board Clerk*

Mr. Smeenck called the work session to order at 6:07 p.m.

Planning Board members discussed the following changes to the Zoning Code. All proposed changes will be forwarded to the Middlesex Town Board for review and final approval.

1. Mr. Smeenck made a motion to recommend the following section be added to the Zoning Code:

100.8 It is the intent of this code to allow one residential home per lot. If more than one home per lot is desired refer to Special Conditions section 502.0 of this code.

Mr. Mott seconded. Mr. Mott, Mr. Smeenck and Mr. Coots voted in favor, none opposed, and the motion passed.

2. Mr. Smeenck made a motion to recommend the modification of Section 200.34 to remove the language *as a dwelling* from the definition of a cottage, to read as follows:

Cottage. *A detached building that is intended for seasonal occupancy and does not contain the full range of facilities necessary for occupancy on an all-year-round basis. For purposes of this Local Law, a cottage is not a camping unit.*

Mr. Coots seconded. Mr. Mott, Mr. Smeenck and Mr. Coots voted in favor, none opposed, and the motion passed.

3. Mr. Smeenck made a motion to recommend the following section be added to the Zoning Code:

200.41. f. A Mobile home shall not be considered a permanent structure, in that it may not be removed and a permanent structure constructed in its place without a proper building permit.

Mr. Mott seconded. Mr. Mott, Mr. Smeenk and Mr. Coots voted in favor, none opposed, and the motion passed.

4. Mr. Smeenk made a motion to recommend adding unregistered automobiles, RV's, boats and trailers to the definition of Section 200.61, to read as follows:

200.61 Junk. Any scrap, waste paper, rags, scrap metal, white goods, junked and unregistered automobiles, RVs, boats, and trailers; reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition.

Mr. Mott seconded. Mr. Mott, Mr. Smeenk and Mr. Coots voted in favor, none opposed, and the motion passed.

5. Mr. Mott made a motion to recommend removal of "solid fences" from section 200.101, to read as follows:

200.101: Structure. Anything constructed or erected with a fixed location on the ground or attached to something having a fixed location on the ground. "Structure" includes but is not limited to buildings, walls, retaining walls, steps, tram systems, decks, storage tanks, wells, swimming pools, radio towers, billboards, poster panels.

Mr. Mott seconded. Mr. Mott, Mr. Smeenk and Mr. Coots voted in favor, none opposed, and the motion passed.

6. Mr. Smeenk made a motion to recommend including the addition of a second story to the parameters of altering a non-conforming building, to read as follows:

302. a. No non-conforming building shall be enlarged, extended, expanded, replaced, or moved, unless such alteration would tend to reduce or not increase the degree of nonconformance. The addition of more stories shall be considered an expansion of the nonconforming structure.

Mr. Coots seconded. Mr. Mott, Mr. Smeenk and Mr. Coots voted in favor, none opposed, and the motion passed.

7. Mr. Mott made a motion to recommend modification of Section 403, Schedule II, to increase the minimum lot area in the Agricultural (AR) district from one acre to five acres. Mr. Smeenk seconded. Mr. Mott, Mr. Smeenk and Mr. Coots voted in favor, none opposed, and the motion passed.

8. Mr. Mott made a motion to recommend adding the following subsection to Section 501.3 b:

iv. A cottage shall not exceed 850 square feet.

Mr. Smeenck seconded. Mr. Mott, Mr. Smeenck and Mr. Coots voted in favor, none opposed, and the motion passed.

Mr. Stringer joined the meeting.

9. Mr. Smeenck made a motion to recommend the following additions to Section 605.0, Fences and Hedges:

605.1 Fences not requiring access for maintenance (ie. plastic or metal) may be placed at the lot line. Fences requiring periodic maintenance shall be placed no closer than two feet from the property line.

605.2 Fences at the front of the lot shall not exceed three feet in height and shall not obstruct road visibility.

605.3 Fences at the rear of the lot shall not exceed six feet in height.

605.4 The following uses, as defined in this code, are exempt from these requirements: Agriculture (section 200.2), Animal Husbandry (section 200.3), Customary Agricultural Operations (section 200.35). Fences for the purpose of containing Livestock (as defined in section 200.65) are also exempt.

Mr. Mott seconded. All Board members voted in favor, none opposed, and the motion passed.