

Town of Middlesex Planning Board

August 5, 2026, Work Session Minutes

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: Nathaniel Duffy
Terry Mott
Gordon Stringer
Andrew Coots

Alternate: (vacant)

Staff present: Elizabeth Altemus, *Planning Board Clerk*

Mr. Smeenck called the work session to order at 6:00 p.m.

The Board discussed potential amendments to the following sections of the Steep Slope Regulations:

707.3.3.1

There was discussion about whether to limit the size of homes or garages in the Very Steep Slope category.

707.3.4.1

There was discussion about item "C. Resource extraction uses" and how logging is affected by the stipulation of being prohibited if the disturbance is greater than 500 sf.

Mr. Smeenck expressed concern about allowing pools in the Very Steep Slope zone if their disturbance is under 500 sf.

The Board also discussed whether to omit the allowance of activities disturbing under 500 sf on Very Steep slopes, or to only allow them with Planning and Zoning Board of Appeals approval. Mr. Duffy expressed concern about banning land uses citizens already have the right to on the Very Steep and Moderately Steep slopes and would prefer to instead give the Planning Board the leeway and authority to review these uses on a case-by-case basis.

It was agreed to leave the language in this section as is.

707.3.5.1

There was discussion of what is an allowable building site on steep slopes and whether it needs to be better defined.

Town of Middlesex Planning Board Work Session Minutes: August 5, 2026

There was also discussion of how to handle projects that would develop slopes in multiple slope categories. Mr. Stringer suggested that an option could be to apply the restrictions of the steepest slope category to the whole project. Mr. Duffy expressed concern that this would unnecessarily limit what could be done on the less steep slopes on the property.

Mr. Mott suggested omitting the allowable threshold of 500 sf for structures in the Extremely Steep Slope category, as well as from section 707.4.1.

707.4.1

There was a brief discussion of why these zones are defined as requiring a Steep Slope Permit in addition to the requirement for a Steep Slope Permit on any slope over 15 percent.

707.4.3

There was discussion of how to better define what segmenting disturbance means and what scenarios and projects would fall under this definition.

It was agreed to table the discussion about changes to the Steep Slope Regulations to a future Work Session.