Town of Middlesex Planning Board

October 7, 2026, Meeting Minutes

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 Smeenk, *Planning Board Chair*
Board members present:	Nathaniel Duffy Terry Mott Gordon Stringer Andrew Coots
Staff present:	Elizabeth Altemus*, Planning Board Clerk*

Mr. Smeenk called the meeting to order at 7:05 p.m.

Mr. Smeenk made a motion to approve the minutes of the September 3, 2026, Work Session. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion passed.

Mr. Mott made a motion to approve the minutes of the September 3, 2026, Public Meeting. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion passed.

OLD BUSINESS:

1. **App# 2026-28-SPR: William Grove is seeking a site plan review for construction of an addition to an existing home at 1183 S. Lake Rd., Middlesex, NY, 14507, Tax ID# 21.56-1-6.**

Kari Ayers of Grove Engineering and Brad Hall, project builder, were representing. She indicated that revisions to the site plan requested by the Planning Board at the September 2026, meeting have been made, including adding dimensions to the addition, noting the location of downspout drainage, noting the addition of geotextile fabric and cobbles under the addition for stabilization, adding a cross section of the piers and addition, and the relocation of the addition closer to the existing home.

Mr. Hall indicated there will be a total of nine piers, and Mr. Mott requested that the total number of piers and their locations be shown on the site plan.

Mr. Duffy requested that more silt fence be added on the east side of the pavement, south of the garage.

Mr. Hall indicated that construction access for a mini excavator and foot traffic will be from the north through the neighboring property, and those neighbors have given permission for this. Mr. Mott requested that a note that all disturbance outside the property be added to the site plan,

and Mr. Smeenk requested that the limits of disturbance be expanded to include the construction access path.

Mr. Smeenk made a motion to classify the project as a Type II action under SEQRA regulations as an expansion of a single-family residence and therefore no further SEQRA review is required. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion passed.

Mr. Smeenk made a motion to approve the plan subject to revision of the site plan to show the construction access path, the addition of silt fence at the south side of the garage, and noting of the location of the piers. Mr. Mott seconded. All Board members voted in favor, none opposed, and the motion passed.

NEW BUSINESS:

2. **App# 2026-41-SPR: Worden Hill Marine is seeking a site plan review for modification of an approved boat station at 1101 S. Lake Rd, Middlesex, NY, 14507, Tax ID# 21.48-1-3.1**

Kevin Dooley of Worden Hill Marine was representing. He explained that the boat station received prior Planning Board approval, however they would like to add two walkways to the south and east sides of the deck.

Mr. Mott noted that construction of the requested walkways has been completed.

There was discussion about whether the dock will meet the UDML requirements as there is an existing dock that was not shown on the site plan at the initial approval. It was determined that their lake frontage allows them two docks.

Mr. Smeenk made a motion to classify the project as a Type II action under SEQRA regulations as it's an accessory residential structure and therefore no further SEQRA review is required. Mr. Duffy seconded. All Board members voted in favor, none opposed, and the motion passed.

Mr. Mott made a motion to approve the addition to the dock per the plan. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion passed.

3. **App# 2026-42-SPR: Dock Daddy, LLC is seeking a site plan review for modification of an approved dock at 1265 S. Lake Rd., Middlesex, NY, 14507, Tax ID# 21.71-1-2.**

Nate DeRue of Dock Daddy was representing. He explained that the dock received prior Planning Board approval, however he would like to widen the walkways from three feet to four feet to make a stronger structure.

Mr. Stringer made a motion to:

- Approve the widening of the walkways to four feet, with the condition that the dock consolidation is filed with Yates County immediately after completion of work, per the conditions of the initial approval, and a standard revision block with the date of the revision be added to the plan

- Classify the project as a Type II action under SEQRA regulations as an accessory residential structure and therefore no further SEQRA review is required.

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

4. **App# 2026-40-SPR: Curvin Nolt is seeking a site plan review for a previously constructed pole barn at 941 Route 245, Middlesex, NY, 14507, Tax ID# 23.01-1-13.11.**

Mr. Nolt was representing. He explained that he is seeking approval for a pole barn he constructed in 2025 without building permits or Planning Board approval. He indicated that his engineer, Seneca Wood Design, determined the setback dimensions using an existing survey of the property lines.

Mr. Duffy made a motion to approve the site plan and to classify it as a Type II action under SEQRA regulations as a primary nonresidential structure under 4,000 square feet, and therefore no further SEQRA review is required. Mr. Smeenk seconded.

Mr. Smeenk, Mr. Duffy, Mr. Stringer and Mr. Coots voted in favor, Mr. Mott opposed, and the motion passed.

5. **App# 2026-43-SPR: Ann McCormick is seeking a site plan review for a lot line revision at 356 East Lake Rd., Tax ID# 1.76-1-3, and parcels #1.76-1-4 and #1.76-1-2.1.**

Mrs. McCormick and John Schick, architect, were representing. Ms. McCormick explained that she is the owner, Trustee and Executor of all three parcels and wishes to combine them into one lot. There are no wells or septics on the lots to the north and south.

Mr. Smeenk made a motion to approve the lot line revision and to classify it as a Type II action under SEQRA regulations, and therefore no further SEQRA review is required. Mr. Mott seconded. All Board members voted in favor, none opposed, and the motion passed.

6. **Ann McCormick is seeking a conceptual review for demolition and construction of a new residence at 356 East Lake Rd., Middlesex, NY, 14507, Tax ID# 1.76-1-3.**

Mr. Schick explained that the new home will be used for family gatherings and will be moved to the north from the current location. It will have a main level and full lower level, with the existing basement acting as a retaining wall and a stepped foundation down the grade. He indicated that the existing deck encroaches on the front setback, and the new home will have a screened porch to the south instead. The existing shed will be removed. A soils report from a soil engineer indicated favorable building conditions. Percolation tests have been performed, and the septic design is in progress. Mr. Schick also indicated that construction access will be via the driveway and through the area southeast of the house.

There was discussion of whether the propane tank should be located above for easier propane truck access, as well as whether the septic line leading uphill from the tank could be laid at grade, rather than trenched, to avoid further disturbance. There was also discussion of where the new and existing stairs and pathways will connect and how the gutters will discharge to lower slope gradients.

There was discussion that the proposed new home location will cause disturbance to an extremely steep slope, and moving it to the south could avoid this. Mrs. McCormick indicated that she wishes to preserve the existing slate patio to have an outdoor gathering area and to preserve the current flow and layout of the home and outdoor space.

The Board requested the following modifications to the site plan and agreed that the Town Engineer shall review the modified site plan.

- All maps should be at the same scale, with an overlay of existing and proposed conditions onto the color-coded steep slope zones
- Indicate how much disturbance will occur in each steep slope zone
- Indicate the location of the construction access
- Extend silt fence to the east to encompass the driveway and construction access
- Include more septic detail when the design is completed
- Indicate the square footage of the existing and proposed footprints of the homes (as opposed to the total home square footage)
- Expand the limit of disturbance and disturbance calculations to include the construction access and potential trenching for septic lines.

The application was tabled until a modified site plan is submitted and reviewed by the Town Engineer.

7. **Conceptual Review: William Grove is seeking a conceptual review for replacement of existing retaining walls, a proposed roof over an entry and existing deck, and an addition at 1315 S. Lake Rd., Middlesex, NY, 14507, Tax ID# 21.79-1-3.**

Kari Ayers of Grove Engineering was representing. She explained that the existing concrete block wall, no taller than three feet, as well as the timber retaining wall to the south, will be replaced with stacked armored stone wall, no more than six feet high, with drainage and soil stabilization behind. A roof over the existing main home entry is proposed, as well as over the deck on the northeast cottage. A thirteen feet by six feet addition to the northeast cottage is also proposed.

Mr. Smeenk stated that the Board has been advised that they cannot approve new structures to be built within the road right of way, so the retaining wall size and placement will need modification. The Board discussed whether the addition of stabilization cobbles behind the retaining walls would be considered disturbance.

In addition to addressing the walls in the right of way, the Board requested the following modifications to the site plan:

- Show the location of downspouts on all proposed roofs
- Give details for the stabilization of slopes near the cottage addition
- Indicate which stabilization details correspond to which retaining wall
- Give total disturbance calculations in each steep slope category

The application was tabled until revised maps are submitted.

8. **Conceptual Review: William Grove is seeking a conceptual review for construction of a new residence at 6350 Glenn Ave., Middlesex, NY, 14507, Tax ID# 11.74-1-25.**

Kari Ayers and Justin Spelman were representing. Mr. Spelman explained that the owners wish to replace a 1982 trailer with a new home to include a porch that does not meet front setback but would be farther from the lake than neighboring porches. He commented that the property to the west often floods due to its lower elevation, so they are proposing a shallow swale to divert water from both the proposed home and the neighboring property. A fifty square feet heated expansion to the rear shed is also proposed to accommodate water treatment and well equipment.

Ms. Ayers indicated that the new septic system placement is proposed in front of the home at the advisement of the Canandaigua Lake Watershed Inspector to stay 100 feet from the well.

There was discussion that the proposed home would be nonconforming and thus require a variance for setbacks and lot coverage. Moving the home back on the lot could alleviate the setback issue, however it would eliminate room for a drainage swale and back yard space.

The Board agreed that replacing the trailer will be an improvement to the lot, and the application was tabled until a more detailed site plan is submitted.

9. **Conceptual Review: Paul and Kim Constantine are seeking a conceptual review for construction of a second residence at 1890 Warren Rd., Middlesex, NY, 14507, Tax ID# 45.01-1-6.**

Mr. and Mrs. Constantine were representing. They explained that they wish to build a second home on the approximately eighteen acre lot with a new well and septic for their home while retaining the existing home for family residence.

There was discussion that currently the code allows two dwellings on one parcel in this zoning district, however it would be advisable to locate the home, driveway, septic and well such that a future subdivision would be feasible.

Constantine's agreed to return with a more detailed site plan.

OTHER BUSINESS:

Jonathan Kelly, owner of property on Shay Road, addressed the Planning Board to discuss a modification to a prior approval. He explained that he was approved in 2023 to build a barn with living space within, as well as a new residence. The barn would serve as living space while the new residence is being constructed. Mr. Kelly indicated that he's now ready to build the barn, however he wishes to increase the size to accommodate more living space as construction of the residence must be delayed due to increased building costs. He also indicated that the proposed septic has received approval from the Canandaigua Lake Watershed Inspector.

Mr. Kelly indicated that he gave prior CEO Dawn Kane architectural plans but never received a building permit. He also explained that CEO Kane told him he could revise his site plan, however the Board noted that this was not communicated to them.

The Board indicated that they cannot give approvals for the barn expansion without seeing a revised site plan.

Mr. Smeenk commented that former CEO Kane was the realtor involved in the sale of the land to Mr. Kelly, and she encouraged the Planning Board to approve this project despite their reservations.

Mr. Smeenk made a motion to adjourn. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the meeting was adjourned at 9:35 p.m.