

# Town of Middlesex

1216 Route 245  
Middlesex, New York 14507

**PLANNING BOARD**  
**Wednesday, August 2, 2023 • 7:00 p.m.**

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*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, *Chairperson*

**Board members present:** Gordon Stringer  
Nate Duffy  
Terry Mott

**Alternate:** Position vacant

**Staff present:** Dawn Kane, *Code Enforcement Officer*  
Thomas Palumbo, *Town Engineer (Stantec Consulting)*  
Beth Altemus, *Planning Board and Zoning Board of Appeals Clerk*

The meeting was called to order at 7:00 p.m. by the Chair.

## **OLD BUSINESS:**

### **1. SITE PLAN REVIEW (App. # 060323-SPR)**

**Bill Tonetti, owner of property at 1500 South Lake Rd., Middlesex, NY 14507 (Tax ID #31.01-1-13.1) is seeking a Site Plan Review for construction of a two-story garage.**

Bill Grove, of Grove Engineering, representing Mr. Tonetti, submitted updated plans requested from the July 5, 2023 review. Updates included a check dam and swale. The board requested foundation details, which will be submitted directly to the Code Office. The project was approved with the condition of foundation detail submittal.

Mr. Smeenk made a motion to approve the application subject to receipt of foundation wall details signed by a structural engineer, Mr. Mott seconded, all Planning Board members voted in favor and the application was approved.

**2. Site Plan Review (App. # 060423-SPR)**

**Soumen Das, owner of property at 556 East Lake Rd., Middlesex, NY 14507, (Tax Map ID # 11.35-1-3.2) is seeking a Site Plan Review for new construction of a residence.**

Mr. Das, representing himself, discussed with the Planning Board his preliminary plans for a new residence. The Board acknowledged receipt of required septic system approvals, and Board members discussed aspects of the plans, including a new deck, connecting new construction with existing stairs to lake access, how material created during the demolition of the existing structure will be removed from the site, and details of site drainage.

The Planning Board requested a review from the Town Engineer; once completed the applicant will resubmit for Site Plan Review.

**NEW BUSINESS:**

**3. Site Plan Review (App. # 051023-SPR)**

**Scott and Barb Davis, owners of property at 120 East Lake Rd., Middlesex, NY 14507, (Tax Map ID # 02.38-01-08.1) are seeking a Site Plan Review for new construction of a residence.**

Architect Chuck Smith from Design Works Architecture, representing Mr. and Mrs. Davis, indicated that he has already received preliminary comments on the architectural and site plans from the Town Engineer and would like to know if the Planning Board has any further comment on the plans. There was an issue raised regarding three existing structures on the property and their use. Mr. Smith indicated that all but one would be removed, and the remaining building would have no running water or sanitary facilities.

A neighbor of the property under review expressed concern that the existing easement on the road does not extend to this property and allow access. Mr. Smith indicated that attorneys for Mr. and Mrs. Davis found that the access does apply to the property, and CEO Kane and the Board requested proof and a letter from the attorney representing the applicant that they have legal right of way.

The Board agreed to table this application until they receive one comprehensive Site Plan, to include a set of architectural plans, addressing all prior comments made by the Town Engineer and the legality of the road easement access.

**OTHER BUSINESS**

The Board agreed to meet at 5:00 p.m. on September 6, 2023, for a work session to review current zoning laws and propose any changes to the current Town codes.

Mr. Smeenk moved to approve the minutes from the July 5th meeting of the Planning Board, Mr. Duffy seconded, all Planning Board members voted in favor and the minutes were approved.

Mr. Duffy made a motion to adjourn the meeting at 8:10 p.m., Mr. Stringer seconded, all Planning Board members voted in favor and the meeting was adjourned.