

# Town of Middlesex

1216 Route 245  
Middlesex, New York 14507

**PLANNING BOARD**  
**Wednesday, July 5, 2023 • 7:00 p.m.**

## MINUTES

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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 Smeenck, *Chairperson*

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

**Alternate:** Position vacant

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

### 1. SITE PLAN REVIEW (App. #040123-SPR)

**Tim O'Connor, owner of property at 1472 South Lake Rd., Middlesex, NY 14507 (Tax ID #31.03-1-1), is seeking a Site Plan Review for construction of a retaining wall/septic.**

Mr. Marks summarized the plans that had been presented at the June meeting and included all updates and revisions as previously requested by the Planning Board. He indicated that a new septic system to be constructed on the site had already attained approval from the Canandaigua Lake Watershed.

Without further discussion a motion to approve the application was made by Mr. Duffy, seconded by Mr. Stringer, all Planning Board members voted in favor and the application was approved.

## **2. SITE PLAN REVIEW (App. #062823)**

**Gary Stom, owner of property at 867 South Lake Rd., Middlesex, NY 14507 (Tax ID #11.82-1-1), is seeking a Site Plan Review for construction of a new garage.**

Gary Stom represented himself for the application to construct a new garage. Based on the submittal, the Board determined that engineered plans indicating door locations, site drainage, driveway specifications, surface detail and location of interior design elements of the garage are required. The Board tabled this application until the required documentation is resubmitted by the applicant.

## **3. SITE PLAN REVIEW (App. #031022)**

**Ingrid and Liam Watkins, owners of property at 1327 South Lake Rd., Middlesex, NY 14507 (Tax ID #11.82-1-1), are seeking a Site Plan Review for construction of a new house and retaining wall.**

Mr. Marks, representing Ingrid and Liam Watkins, responded to a Stop Work Order (S.W.O.). The S.W.O. was issued because the existing home was demolished at the site and was not previously approved for demolition. Mr. Brenner, town attorney, reviewed with the applicants the parameters of the S.W.O. issued due to the inconsistency between actual site work and submittal.

Based on the changes created by this action, the applicant will now be submitting a new site plan for construction of the home, geothermal, septic system and excavation. The Board approved that the retaining wall on the east side of the property be allowed to proceed, with the condition of the town engineer being in agreement with the applicants' engineer. Mr. Marks has agreed to take responsibility as the engineer of record for the construction and completion of the wall, including all inspections. The Stop Work Order has been amended to allow for the wall construction only.

Mr. Marks apologized to the Planning Board and CEO Kane for not accurately conveying architectural plans from the start and hopes to move forward with a new submission.

## **4. SITE PLAN REVIEW (App. #060323)**

**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.**

Kari Ayers from Bill Grove engineering, representing Mr. Tonetti, did a follow up review of the site plan for the garage application. Upon review the Board requested resubmission of the plan to include foundation wall details of the older retaining wall and a check dam on the storm water discharge. The Board agreed to table the review until resubmission of new plans.

## **5. SITE PLAN REVIEW (App. #060423)**

**Glenn Sorensen, owner of property at 00 Mertz/Spike Rd., Middlesex, NY 14507 (Tax ID #22.01-1-23), is seeking a Site Plan Review for site development to include driveway, excavation and drainage.**

This was the third and final review of the application. As previously requested by the Board, the submittal shows site elevations and topography, and details the subsurface drainage design and culvert placements on Spike Rd. There was a discussion between the applicant (a licensed engineer in another state) with the town engineer and it was agreed that the proposed subsurface water drainage will not have any significant impact on the existing road drainage and culvert systems, as the latter are designed to handle much higher surface water drainage.

There was an extensive discussion between the applicant and the Swiders, owners of a neighboring property, about potential negative impacts to the Swider property. It was determined there would not be any significant impact to the Swider property, and the Swiders indicated that they were satisfied with the information they received.

The conditions remaining were between the highway superintendent and code office would review placement of culverts to ensure no negative impact occurred.

The Board agreed to make final approval of the Spike Rd. access points subject to approval by the Highway Superintendent and CEO Kane to ensure they would have no negative impact.

Mr. Smeenk made a motion to approve the application, seconded by Mr. Duffy, all Planning Board members voted in favor of the application and the application was approved.

## **6. CONCEPTUAL REVIEW**

**Alice Loveys, owner of property at 1117 South Lake Rd., Middlesex, NY 14507 (Tax ID #21.48-1-13) is seeking a conceptual review for a new septic system, retaining wall and parking area.**

The applicant, represented by Jeremy Fields, is seeking to bring new builds into compliance for a Site Plan Review. The applicant's agent will submit full documentation and the Board will review the application upon its receipt.

## **7. Board Discussion**

There was a general discussion amongst members of the Planning Board about current zoning laws and protocols for site visits to applicants' properties by Board members. It was determined that they would schedule future work sessions to discuss these issues.

## **8. Adjournment and Next Meeting**

The next regular meeting of the Planning Board will be held on Wednesday, August 2, 2023, at the Middlesex Town Hall.

Mr. Smeenk adjourned the meeting at 9:10 p.m.

Respectfully submitted,

Beth Altemus  
Planning Board and Zoning Board of Appeals Clerk