

Town of Middlesex

1216 Route 245
Middlesex, New York 14507

PLANNING BOARD
Wednesday, March 5, 2025 • 7:00 p.m.

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: Nate Duffy
Terry Mott
Gordon Stringer

Alternate: Position vacant

Staff present: Dawn Kane, *Code Enforcement Officer*
Beth Altemus, *Planning Board Clerk*
Jerome Means, *Stantec Engineering*
Jeff Graff, *Attorney for the Town of Middlesex*

The meeting was called to order at 7:00 p.m. by Mr. Duffy.

OLD BUSINESS:

1. Site Plan Review: App. # 112724 - SPR

Jennifer Sherwood, owner of property at 306 East Lake Road, Rushville, NY, 14544 (Tax Map ID# 2.61-1-8), is seeking a site plan review for construction of a residence.

Wendy Meagher of Meagher Engineering was representing Ms. Sherwood.

Mr. Smeenck commented that this is the third visit to the Planning Board by the applicant, and asked Ms. Meagher to address the Board's concern with the amount of disturbance to the site and how they have remedied this issue.

Ms. Meagher introduced Ms. Sherwood, her family, and her attorney, Melissa Valle, also in attendance. She indicated that they have reduced the size of the project by approximately 1,000 square feet and have reduced the size of the septic system as well.

Town of Middlesex Planning Board Meeting Minutes: March, 2025

Mr. Smeenck inquired if those changes are reflected on the map dated 2/11/25, and Ms. Meagher indicated that they are. Mrs. Meagher also indicated that the amount of disturbance has been reduced slightly, and the maps reflect a phased approach to construction, with the general order to be development of the garage pad first, then the house pad area, a reinforced earth retaining wall, the home, and lastly the septic system. She indicated that the responses to the Town Engineer's comments regarding erosion control had been submitted as well.

There was general discussion about how the colors in the phased plans reflect disturbance during each phase, and Ms. Meagher indicated that approximately one half acre will be clear cut in total. Mr. Mott and Mr. Smeenck commented that this is a lot of disturbance, and Ms. Meagher asked where the code says they cannot clear that amount of space, to which Mr. Mott responded that they would address that later.

Ms. Meagher commented that the phasing is intended to minimize disturbance and erosion, and that they've reduced the impervious coverage from twenty percent to 18.9 percent and the height variance from six feet to two feet. She also commented that they have developed a full stormwater protection plan which can handle a one hundred year storm event.

Mr. Smeenck indicated that the Board received a letter from Ms. Sherwood's attorney, Ms. Valle, which stated that only 535 square feet would be disturbed.

Ms. Valle indicated that the letter asks the Board to review the application as having slopes in the moderate to very steep category as they calculated those slopes on the natural contours; she recognized there are steeper slopes on the site, but those were man made. Ms. Valle commented that the Steep Slope Law refers to the natural contours of the land. She furthered that the project would restore the natural contours of the land and remove the man made slope.

Mr. Smeenck asked Ms. Meagher if any of the maps show what they perceive to be steep slopes, and Ms. Meagher explained the highlighted areas which indicate very steep slopes and man made extreme steep slopes.

Mr. Smeenck commented that he spent considerable time scaling the maps submitted on 2/11/25 and calculated more extremely steep slopes than their maps indicate, including where the house is to be built, and that his calculations generally don't match what the maps are indicating. Ms. Meagher commented that the contours were generated using digitally surveyed points, which were entered into a computer program to interpret the slopes within hundredths of a foot.

Anthony Venezia of Venezia and Associates, also in attendance, commented that he did not do the survey for this project, but explained that it was done using a survey grid. Mr. Smeenck asked if the surveyor for the Sherwood project was at the meeting, and Ms. Meagher indicated that he was not, but he did the survey in the same way Mr. Venezia described. She also commented that the official survey map was sent to the Board and matches the maps shown.

Town of Middlesex Planning Board Meeting Minutes: March, 2025

Mr. Smeenck reiterated that he calculated a near forty percent slope where they indicated lower grades, and Mr. Mott commented that enlarged paper maps, rather than PDF files, are needed. Mr. Smeenck indicated that he would like to see the surveyor verify the slopes interpreted by Ms. Meagher. Ms. Meagher indicated that this wasn't part of the surveyor's scope, and as the designer and professional engineer she did an overlay on the surveyor's drawing.

Mr. Means indicated that he calculated a forty-six percent slope on certain portions of the map and showed these areas to Ms. Meagher and Ms. Valle. Ms. Valle indicated that they will have the surveyor confirm the slopes.

Mr. Smeenck reiterated the comment in the attorney's letter requesting a waiver of 535 square feet of disturbance. Ms. Valle commented that she believes the code is ambiguous, and that they are seeking a waiver for thirty-five square feet, which is the amount over the allowed five hundred square feet of disturbance in the code. Mr. Smeenck indicated that he believes the disturbance encompasses more than 535 square feet in the extreme slope areas.

Ms. Valle inquired where the application stands once they satisfy the Board's questions regarding slope calculations, and commented that they are in full compliance with the Steep Slope Law. Mr. Smeenck commented that he does not agree that they are in compliance with the law.

Ms. Valle commented that they addressed the Town Engineer's comments quickly. There was general discussion that the Board hasn't had time to fully review these responses, and the Board doesn't want to rush that process.

Ms. Meagher indicated that she had contacted the Town Engineer for clarification on the comments and was told that they could not collaborate about technical issues. CEO Kane commented that she understood the request to be for a meeting, which requires a Town representative to also be present. There was general discussion that there was a misunderstanding about the nature of a potential meeting with the Town Engineer.

Mr. Stringer inquired what the applicant's reasons are for believing that the project complies with the Town's master plan. Ms. Valle commented that the master plan aims to maintain the character and integrity of the Town but doesn't have legal teeth.

Mr. Smeenck referred to section 707.1.2 of the Steep Slope Law and commented that he doesn't believe the project complies with that section's aim to preserve steep slopes and minimize their development; to ensure minimal grading, erosion and potential for slope failure; and to conserve existing woodlands. Ms. Valle indicated that she believes it does comply with what's permitted and prohibited in the law.

Mr. Smeenck commented that he doesn't believe the project complies with the Town master plan, and Ms. Valle commented that she believes that's creating a third category of compliance that doesn't exist. Ms. Meagher commented that the master plan also created zoning, which allows

Town of Middlesex Planning Board Meeting Minutes: March, 2025

for development of a single family home on this lot, and setbacks and coverage limits are being met.

Ms. Valle commented that the slope calculations should be the focus, so they will get the surveyor's determinations to the Board, but they're meeting the zoning requirements in terms of what's permitted and prohibited.

Mr. Stringer commented that he believes the Planning Board deliberations should include consideration of the Town master plan, and he asked what other reasons the applicant has to believe it is in line with that.

Ms. Meagher commented that the Town master plan doesn't address limits of disturbance, and CEO Kane commented that when implementing the master plan in a particular area one has to comply with the code for that zone. Ms. Valle commented that this lot is zoned Lake Residential and they have submitted the Steep Slope application and are complying with the mission of the master plan.

Mr. Mott commented that he believes the Town master plan allows the Planning Board to respond to development in order to preserve the environmental quality of the Town, including water quality, preventing erosion and protecting the resources of the Town, and it is up to the Planning Board to interpret those factors as they see fit.

Mr. Stringer agreed, commenting that there are subjective aspects to a particular development that the Board should consider along with the details of the code.

Ms. Meagher asked Mr. Means if he believes the stormwater management, erosion control, and phased development measures are doing due diligence to protect the steep slopes. Mr. Means responded that in some respects they are, but they need to show a landscape plan, and he would prefer to see plans showing the house with all proposed sloping after construction and any erosion control measures.

Ms. Meagher indicated that they have addressed the comments regarding erosion control materials. She indicated that they want to preserve as many trees as possible, and whereas they could clear more trees and bring in more fill, they want to balance development with protecting the wooded areas.

Mr. Means commented that they will be grading into the neighboring driveway, and Ms. Meagher indicated that they will need to transition the grading eight feet into this driveway and will capture and release runoff at a lesser rate than currently occurs. Mr. Means asked if the neighbor is allowing this, and Ms. Meagher indicated that an agreement is in place and the whole driveway will be improved.

Mr. Stringer commented that according to the attorney's letter they want the Planning Board to exclude the extremely steep slope areas in their review, but the Steep Slope law indicates that

Town of Middlesex Planning Board Meeting Minutes: March, 2025

one cannot segment a site in order to generate a lesser slope, and it appears that this is what they're requesting.

Ms. Valle commented that the law addresses natural slopes, and because the steeper man made slopes happened with the prior owner they are asking for the application to be interpreted only according to the natural slopes. She furthered that if there is ambiguity with the Steep Slope law, the benefit must be conferred to the applicant, and the Steep Slope law already segments areas into different slopes.

Ms. Meagher referred to the definition of Restoration on page two of the Steep Slope law and commented that she believes the project is fulfilling that definition. Mr. Stringer commented that he still doesn't see how it's applicable to the master plan, and the whole site should be considered, not just portions of it.

Ms. Valle commented that the definition of a steep slope in the law is lacking in detail about how the slope should be determined.

CEO Kane indicated that the Steep Slope law was put in place not to stop building but to find the best spot to build within a lot. She further commented that right now everyone is not in agreement about the level of disturbance and degree of slopes shown on the maps, and the project can't move forward without agreement on these issues. She asked the Board if a survey letter would be enough to clear this up.

Mr. Smeenck indicated that he would accept what the surveyor says, Mr. Mott indicated that he would like an explanation of the surveyor's data and how the slopes were calculated, and there was general discussion that the Board will need the data and documentation of the survey results.

Ms. Meagher commented that the stamped survey was given to the Board last October, and Mr. Smeenck commented that based on that survey map he does not calculate the same slopes, nor does Mr. Means. He indicated that without agreement on the slopes, it was not useful to continue discussing the application.

Ms. Valle indicated that she would like to address comments raised by the Town Engineer, and Mr. Smeenck commented that if the slope calculations from the surveyor are different, then the project design may change and he doesn't want to review comments that may subsequently change. Ms. Valle indicated that she would like to address comments that do not pertain to slopes.

Mr. Means commented that the original comments to the project were made by the previous Town Engineer, and until this meeting he and the Board hadn't reviewed the secondary responses. There was discussion that the Board hasn't had sufficient time to review these secondary comments.

Town of Middlesex Planning Board Meeting Minutes: March, 2025

Mr. Smeenck asked Ms. Meagher if she had delivered full size plans, and Ms. Meagher indicated that she had last month, but the re-revised plans were submitted digitally yesterday. She indicated that she will get hard copies of the latest plans to the Board. She and Mr. Smeenck discussed that the appendices, comments on sanitary loading, and the architectural plans were sent digitally and in hard copy.

CEO Kane asked Mr. Means if he could remain with the Board on a monthly basis for the rest of this review, and Mr. Means indicated that he could. Mr. Means indicated that he was looking for summary and front pages, as well as the hydroCAD calculations, and Ms. Meagher indicated that those were just given so he should now have that information.

Mr. Smeenck commented that he had a concern with the crosscut orientation for drawing C4 as it appears to be angled from a steep area to a less steep area, but had it been parallel to the lot lines it would have shown a different slope. Ms. Meagher indicated that the lot is skewed, and she prefers to take sections perpendicular to the contours. Mr. Smeenck commented that he'd rather see the crosscut line be parallel with the property lines. Ms. Meagher commented that when you skew a section line through the topographic lines it's not a true representation of the slope and the current line is more accurate. Mr. Means commented that the line is now longer, so the spacing between the contours is longer.

There was general discussion and review of the drawing to clarify the septic system in relation to the house and the associated grading.

Mr. Means indicated that he would like the plan to show finished grades, and Ms. Meagher indicated that map C2 shows those. Mr. Means responded that they should be shown graphically, and Ms. Meagher expressed concern about how busy the drawing would appear with that information. Mr. Means commented that she should be able to shade it in with layers.

Ms. Meagher inquired whether she can put a slope over forty percent on the site post development, and Mr. Smeenck responded that she cannot. Ms. Meagher indicated that those steep slopes would be stabilized, and Mr. Smeenck commented that massive slides damaging houses, roads and the lake have occurred in these slopes and he wants to prevent one from happening again.

Ms. Meagher commented that that's the reason for phasing the development, so that each phase causes very little disturbance, and Mr. Smeenck commented that he's concerned about making a steep slope into an extremely steep slope. Ms. Meagher commented that the steeper slopes would be stabilized, so while they'll end up steeper they will be improved because of erosion control products.

Mr. Mott asked Ms. Meagher to clarify that she's making something steeper but safer, and Ms. Meagher said it would be safer because it's stabilized. Mr. Smeenck commented that they are asking the Board to ignore the man made slopes where the driveway was made, and now to

Town of Middlesex Planning Board Meeting Minutes: March, 2025

ignore the steeper slopes they will be making. Ms. Valle argued that they have addressed all the requirements and are enhancing and restoring the site with engineered slopes.

Ms. Meagher commented that steps, driveways, walls, trams, etc. are allowed on extremely steep slopes. Mr. Smeenck commented that disturbance in these areas must be less than five-hundred square feet.

Ms. Valle indicated that she would like to address some of the Town Engineer's comments that are not tied to the plans, for example the comment about the western property line and confusion about whether state owned lands to the west are abutting the lake. She commented that these property lines were existing before 1992 and are therefore exempt from some requirements, and an easement is not required. There was discussion that the deed description refers to the mean high water mark, which has changed naturally over time and the survey does not reflect these changes.

Ms. Meagher indicated that she had submitted the septic plans to the Canandaigua Watershed and was given comments, which she has addressed; the plans then went back to CEO Kane and the state health department, which is six weeks out from processing. Mr. Smeenck inquired if the flow rates decreased, and Ms. Meagher indicated that had and are now below the SPDES permit threshold, and so the review will stay local.

Mr. Smeenck inquired if there were any public comments, and there were none.

Ms. Meagher indicated that they have a reciprocal easement for use of the existing driveway, which she labeled on the plans, and a reciprocal easement for access to the waterfront. Mr. Means indicated that he was satisfied with those comments.

Mr. Smeenck asked if a variance was needed for the driveway, and CEO Kane indicated that based on the zoning definition, use of a driveway by two or more parties constitutes a private road, so they will probably need a variance. She indicated that shared use of the driveway is less impactful to the environment and is better for both property owners.

There was a brief discussion that the use of a driveway by two or more parties requires it to be a private road and necessitates special requirements. CEO Kane indicated that most zoning raises this threshold to three or more users before becoming a private road, but the Middlesex zoning is different and there aren't shared driveways or flag lots in Lake Residential zoning. She indicated that the Planning Board could make a recommendation to the ZBA if a variance is needed.

Ms. Meagher indicated that the height variance of the building was reduced to two feet from six feet, and asked if the Board had a problem with that. Mr. Smeenck and CEO Kane both indicated that it was not impactful, but would nonetheless require a variance from the ZBA and the Planning Board could recommend that as well.

Town of Middlesex Planning Board Meeting Minutes: March, 2025

Ms. Meagher asked when the Board would like to have the surveyor's map, and it was agreed that it should be submitted by March 12, twenty-one days prior to the next Planning Board meeting.

Mr. Smeenck indicated that he would like the survey to be broken up into areas of slope percentage and include a stamped drawing, and indicated that he based his calculations on five feet intervals.

Ms. Meagher asked if she could schedule a meeting with CEO Kane, Mr. Means, and Mr. Smeenck to address the comment responses, and CEO Kane indicated that the three could meet the Wednesday before the next Planning Board meeting via Zoom.

Mr. Graff commented that section 707.6.1.1 of the Steep Slope law dictates that a contour interval of no more than two feet be used in determining the slope.

Ms. Meagher asked if the Board would need hard copies of the survey, and Mr. Smeenck indicated that she should provide hard copy scalable drawings for all Board members.

Mr. Smeenck indicated that the review would be tabled until they receive the results of the survey.

2. Site Plan Review: App. # 020125 - SPR

Sweet Lou Acres, LLC, owner of property at Bare Hill Road, Middlesex, NY, 14507 (Tax Map ID# 2.03-1-3.1), is seeking a site plan review for construction of a barn and pavilion.

Bill Grove of Grove Engineering, and Bill Bagley, the project builder, were representing Sweet Lou Acres. Mr. Grove indicated that after their preliminary review last month they have revised their plans to incorporate information requested by the Board, including the dimensions of the structures. He indicated that they have received septic approval from the Canandaigua Watershed, but haven't seen comments from the Town Engineer.

Mr. Smeenck commented that the description of the building is an issue as it's considered an accessory use, and they plan to heat and cool the building. Mr. Grove inquired how the use was defined, and it was indicated that it's in the zoning code.

Mr. Graff inquired what they are stating is the primary use of the property, and Mr. Grove said he doesn't know. Mr. Graff indicated that the primary use has to fit with the zoning code.

CEO Kane commented that this is a unique application causing public concern and thus it went to the Town attorney for review. She indicated that the buildings are allowed, however only for storage use, and with the addition of conditioning, bathrooms and a kitchen they would not be in accordance with the zoning. She indicated that if there was a house on the property the pavilion would be an accessory structure and they would have more leeway, but because there is no house it doesn't meet the definition of an accessory structure.

Town of Middlesex Planning Board Meeting Minutes: March, 2025

Mr. Grove asked what would prevent them from calling it a house, and CEO Kane indicated that they would need to address the requirements for a new build. Mr. Graff commented that a single family residence is permitted, so they could build that and it could be used only for that purpose. Mr. Smeenk commented that it would have to meet the building codes for a house.

There was general discussion that calling it a house wouldn't change the design much, and its use would be residential rather than recreational, however it would need to include a bedroom.

CEO Kane asked if this would be a detriment to the application, and Mr. Bagley indicated that he'd need to review it with the owner. Mr. Grove commented that they wouldn't change the footprint, and it wouldn't be their primary residence.

Mr. Means indicated that one of his comments in the review was that the disturbance for driveway construction is not included, and that will bring them to over an acre of disturbance, so erosion treatment will be needed. Mr. Grove indicated he would need to use erosion control products for that purpose.

Mr. Bagley inquired if there was a minimum or maximum amount of bedrooms required, and CEO Kane said there is not, so they will have to talk with their client regarding that.

Mr. Mott inquired whether a change of use would require the septic system application to go back to the Canandaigua Watershed, and it was discussed that it would not as it's already sized as a five bedroom system.

Mr. Grove asked if the building would have to be used only for storage if the owners decided to build a separate house in the future. CEO Kane indicated that it could not, and there was discussion that two houses are not allowed on the same lot, so a subdivision and change of use would need to occur.

Mr. Mott inquired whether they would need more architectural drawings if the use changes to a single family residence.

Frank Kelly, in attendance, commented that parking spaces for sixteen cars seems excessive for a single family house. Mr. Grove commented that there are no restrictions on the amount of parking an area can have, and CEO Kane confirmed this.

Mr. Grove indicated that the owners have already documented that they won't use this as an event space, and event centers typically have more than sixteen parking spaces.

Mr. Graff indicated that if they receive a Certificate of Occupancy for a single family dwelling and then use it for another activity it would be a violation of the code.

Town of Middlesex Planning Board Meeting Minutes: March, 2025

CEO Kane commented that they should get approval from the client to change this to a single family home and update the documents and application to reflect that. Mr. Bagley asked to clarify that this is simply agreeing to a change of verbiage, and CEO Kane indicated it is.

CEO Kane indicated that they will just need to show the Board the footprint of the plans, and the interior plans will be needed for a building permit.

There was discussion about whether the current application could be amended, or if the Board should deny the current application and consider a new one with the changed use.

Mr. Kelly asked whether a single family home can only be used by its owner, and Mr. Graff indicated that they would be free to rent it, and the usage refers to how it can be used, not by whom.

Lynn Kelly, in attendance, asked if they could rent it to someone who would have a wedding there, and CEO Kane commented that they cannot control what happens in the house, and if someone lives there and wants a wedding on their property they can do that. Ms. Kelly asked what would prevent the owners from renting out the property every week for a wedding, and CEO Kane responded that if that were to occur they could look into how the property is being used. Mr. Bagley commented that the owner has no desire to do this.

CEO Kane commented that the usage is more limited with a single family home, and this would give the structure a specific use that can't be expanded. Mr. Graff commented that the Town can't tell them they cannot rent the house, or what to do with the house, so long as it meets the requirements for a single family house.

CEO Kane commented that the application has been reviewed from multiple angles and the Town did due diligence to protect the neighbors; if something inappropriate happens the community has recourse to come to the Town with complaints. Mr. Graff suggested this could come as a request to have the Town Board assess the short term rental laws.

Mr. Smeenck indicated that he would prefer to deny the use as an accessory building and then reconsider an application for a single family residence next month.

Mr. Grove inquired whether they could wait to hear from the owner, and Mr. Graff indicated that there shouldn't be two simultaneous applications for the same thing.

Mr. Mott made a motion to deny the application for a pavilion as an accessory use, based on the zoning. Mr. Stringer seconded. There were no public comments. All Board members voted in favor, none opposed, and the motion carried.

NEW BUSINESS:

Town of Middlesex Planning Board Meeting Minutes: March, 2025

1. Site Plan Review: App. # 021825 - SPR

Jason and Heather Bassett, owners of property at 781 NYS Route 245, Middlesex, NY, 14507, (Tax Map ID# 13.03-1-13.0) are seeking a site plan review for construction of a residence.

Anthony Venezia of Venezia & Associates was representing Mr. and Mrs. Bassett. He indicated that the intent is to remove the existing structure on the site and replace it with a larger building, to be built upon the original crawl space; the existing septic will be used, and the site has public water.

Mr. Mott inquired if the property is in the floodplain, and Mr. Venezia indicated that the back of the property is. Mr. Mott asked if the proposed house will also be in the floodplain, and Mr. Venezia responded that it will not be.

Mr. Mott commented that he believes the home will be a good addition to the neighborhood.

Mr. Smeenck asked to clarify that the new home will not have a basement, and Mr. Venezia indicated it would not, and instead have the original four feet crawl space. Mrs. Bassett commented that they did not want to have a basement because of the proximity of the river.

Mr. Stringer made a motion to approve the application. Mr. Duffy seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion carried.

2. Site Plan Review: App. # 022525 - SPR

Ulf Kintzel, owner of property at 683 Bagley Road, Rushville, NY, 14544, (Tax Map ID# 13.04-1-1.121) is seeking a site plan review for a minor subdivision.

Mr. Rockcastle of Marks Engineering was representing Mr. Kintzel. He gave a brief overview of the proposed subdivision on the maps.

Mr. Smeenck asked how the subdivision map relates to the site plan, and CEO Kane explained that Mr. Kintzel is proposing to subdivide a portion of his property and sell it to John David Weaver, who wishes to then build a home on the new lot.

There was a brief discussion of how the subdivision proposal and house site plan relate to each other. Mr. Smeenck commented that visiting the site gives the best understanding of the dimensions.

Mr. Mott made a motion to accept the subdivision as presented, Mr. Stringer seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion carried.

3. Site Plan Review: App. # 022625 - SPR

John David Weaver, owner of property at 683 Bagley Road, Rushville, NY, 14544, (Tax Map ID# 13.04-1-1.121) is seeking a site plan review for construction of a residence.

Mr. Rockcastle and Mr. Weaver were representing.

Mr. Rockcastle explained that the house will be a single family residence that meets all setback, square footage and height requirements and needs no variances. He indicated that the driveway will be coming in from the existing knoll, with drainage going around the house to the driveway culvert and daylighting to the existing pasture.

Mr. Rockcastle indicated that he has received septic approval from the Canandaigua Lake Watershed based on revised drawings which redirect downspouts according to Tyler Ohler's comments. Mr. Rockcastle also indicated that the revisions leave room for future development.

Mr. Mott commented that the site has a lot of natural drainage already.

Mr. Smeenck asked Mr. Rockcastle to comment on the location of the well being fifteen feet from the road. Mr. Rockcastle explained that the well drilling professional will determine the specific location of the well, which needs to be a certain distance from the septic area, and they will try to stay as far away from the road and septic as possible while still giving access to the drilling rig.

Mr. Means commented that a swale shows drainage away from the road, and salt intrusion into the well could be an issue. Mr. Rockcastle indicated that he would have that discussion with the well driller.

CEO Kane asked Mr. Rockcastle if he agreed that the well driller will make the final decision on the well location based on his expertise, and Mr. Rockcastle agreed. CEO Kane inquired if the well will be drilled or dug, and Mr. Weaver indicated that it will be dug.

Mr. Smeenck commented that a dug well should be further from the road, and Mr. Means suggested they use the spoils to berm around the well.

CEO Kane asked Mr. Weaver if he will build the house himself, and Mr. Weaver indicated he will with the help of Horst Construction, for whom he works.

Mr. Duffy requested they circle silt fences around the drains, and Mr. Rockcastle agreed to do so.

Mr. Mott made a motion to approve the site plan as presented with the revision of the footer drains as approved by the Canandaigua Watershed; the well location to be determined by the

Town of Middlesex Planning Board Meeting Minutes: March, 2025

well digger; and additional silt fence be placed around the drains. Mr. Smeenck seconded. There was no public discussion. All Board members voted in favor, none opposed, and the motion carried.

OTHER BUSINESS:

Mr. Mott made a motion to accept the draft February meeting minutes. Mr. Stringer seconded. All Board members voted in favor, none opposed, and the motion carried.

There was discussion that a pre-meeting via Zoom will be scheduled on March 21st with Wendy Meagher, CEO Kane, Mr. Smeenck, and Mr. Means.

It was decided to reschedule the work session for the solar law to May 21, from 6 p.m.- 8 p.m., so that all Board members can be in attendance.

Mr. Smeenck adjourned the meeting at 9:27 p.m.