

Town of Middlesex

Regular Meeting

May, 8 2025

Present: David Adam, Supervisor  
Leon Button, Council Member  
Austin Liddiard, Council Member  
Paul Mitchell, Council Member  
Stephanie Betts, Council Member

Also Present: Ed Bronsen Yates County Legislature  
Josh Burnett, Highway Superintendent  
Steve and Diane Cerrone, Rob Brenner, Jeremy Fields, Evie Douglas, Marianna Stahl, Jim Spelman, Justin Spelman, Bonnie Olswold, John O'Shaughnessy- towns people

Recording: Rebecca Moore, Town Clerk

**Call to Order/Pledge**

Supervisor Adam called the meeting to order at 7:00 PM at the Town Hall, 1216 State Route 245, Middlesex NY. He led the Pledge of Allegiance.

**Open Public Comments 7:02 PM**

Steve Cerrone – asking what happened with Code Enforcement officer – Supervisor explained it was a board decision.

Jim Spelman –

Good evening,

We are here to voice our objection to the building expansion on the Indian Village beach. Our family owns the land immediately to the south of this parcel.

When looking to add a second floor on to one of our dwellings, on an adjoining parcel to the Indian Village parcel, we were required to:

- Provide full survey drawings to document the existing parcel and locate the existing footprint (which we could not move or expand upon),
- Supply architectural drawings for the project,
- Obtain Watershed approval for the septic,
- And even had to purchase neighboring land so we would have the required minimum 15' side set back.
- And with all that, it took four public meetings with the ZBA to obtain approval.

We would like to know why these steps were imposed on our project and not this one. We were told on several occasions by the Town that a second floor could not be added without ZBA approval and that we would be notified of such a meeting per Town Code.

It is our understanding that a property owner has no vested interest in a building permit improperly issued.

This project stood still for over one year, covered in Tyvek and Grace waterproofing membrane on top, then with a change in the Code Enforcement Officer it took right off. From that point, we were told that the permit renewal would be issued with conditions. But at every turn since, none of these conditions have been met, and the building increases in height.

Lastly, we are requesting copies of all the paperwork pertaining to this project. From the survey map we have, it can be seen that the footprint has changed, in fact shifted to the south, and we believe the structure now encroaches on to our property.

Thank you.

James Spelman, Justin Spelman

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The Spelman Family Limited Partnership

To the Middlesex Town board

May 8, 2025

It is such a shame that change is such a challenge for some people, myself included. However, the changes ~~of~~ I've seen in my 42 years as a resident of the town of Middlesex at 6369 Glenn Ave. have been numerous. Several impactful ones come to mind.

- ① Rentals, both long and short term, have impacted the Newago Cove area.
- ② New Builds and remodels that have required highly engineered septic systems changing land topography that effect drainage of rain water
- ③ Lighting with spot lights, flood lights, dusk to dawn lights for security purposes and motion detector lights which activate all year long due to wild life activity. True "Night Time" has been stolen from Newago Cove.

So Change is the reason I'm writing this. •  
The old trailer that was on the Indian Village beach, procured by Robert (Bob) DeVinney (1970?) was actually a cottage in the 60's. This trailer was fired before it even became the little beach house at Indian Village's water front. For 65+ years the trailer sat lakeside. It wasn't until the early 2000's that people began to bemoan the "eye sore" they perceived it to be in spite of the fact it became a bachelor pad and gathering place for the gen-X generation of Vine Valley. The trailer had become an icon known as "The Blue Dolphin"

Skip ahead to 2023 After 3 generations of DeVinney family ownership the campground

was sold to Mr. Jeremy Fields. Aside from planning changes within Indian Village Camp-ground, Jeremy's first line of action was to improve the beach front. It was sad to watch the "Blue Dolphin" icon brought down but exciting to think that its foot print would provide a new build for the area.

I love my neighborhood and to see development of this land is a positive use of real-estate that will improve summer life here. There already are improvements and assurance of proper "run-off" drainage to the lake to prevent erosion. It is this CHANGE that will provide a creative and more diverse use of land use by the lake. The benefits of a new, well built and maintained structure far outweighs any visual changes that it may create.

Respectfully,  
Ernie Douglas  
Ernie Douglas

Leon Button entry 7:03 PM

Close public comments 7:06 PM

Request to approve April 10, 2025 board meeting minutes was approved by Council Member Liddiard and Council Member Mitchell seconded approval, all in favor

## Town Clerk Report Town Clerk report submitted to the Town Board.

### Town Clerk Department Monthly Report

Date: 05/08/2025

Reporting Period: From 04/11/2025 to 05/08/2025

### Major Tasks Completed

1. Attended the NYSTCA Annual Conference and received my certificate of completion
2. Flood Local Law submitted to completion
3. Created Engineering Invoice for Code Department and mailed three
4. \_\_\_\_\_
5. \_\_\_\_\_

### Items to Note (unexpected costs, repairs, staffing updates, revenue updates )

Address	Name	Santec Invoice #	Santec Invoice date	Hours worked	Rate	TOTAL	Town Invoice Date
1321 South Lake Road	Dawn Aprils	2316088	11/22/2024	4	\$ 960.00	\$ 640.00	5/7/2025
969 South Lake Road	David Seconl	2302774	4/18/2025	5	\$ 960.00	\$ 960.00	5/7/2025
Bare Hill Road	Sweet Lou Acres	2302772	4/18/2025	5	\$ 960.00	\$ 960.00	5/7/2025
						\$ 2,560.00	

Revenue for dog license and/or certified copies has been slow. No marriages. There are 12 dog license renewals for the month of May.


Town of Middlesex Cash Book Transactions For the period 04/11/25 through 05/08/25						
05/08/25 06:48:26		Total: \$290.00				
		Deposited:				
Date	Name	Description	DEC	DL	ML	Other
04/14/25	PULVER, KIRK & JENNIFER	0000304MN RENEWAL 1900388		10.00		
04/14/25	DEANELLUSON	MISCELLANEOUS REVENUE-CAMPER FEE 2025				50.00
04/22/25	HARTMAN, PAT	0000218MN RENEWAL 1900389		10.00		
04/23/25	CHISHAM, SUSAN & EDWARD	0000316FS RENEWAL 1900390		10.00		
04/23/25	LEWIS, DAWN	0000234MN RENEWAL 1900391		10.00		
05/02/25	THOMAS MS	CERTIFIED COPIES 10 COPIES TO JOHNSONKE				100.00
05/07/25	AJUE GREY PERMIT #BP25-0534	BUILDING PERMITS 1221 GARDEN LN				50.00
05/07/25	JAMES PELTON PERMIT	BUILDING PERMITS 1006 S VINE VALLEY ROAD				50.00
Total:		\$290.00	0.00	40.00	0.00	250.00
Deposit Amount:		\$290.00				
Cash:		\$0.00				
Checks:		\$290.00				
Credit Card Amount:		\$0.00				

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### Upcoming Projects

- Monday, 5/12, I meet with Marsha Devin at the county to complete out taxes. The county has we owe \$792,018.88. However, I have a remaining balance of \$835,983.71 owed to the county. I double checked every tax payment I received to ensure my number, and it is correct. After paying the town, I have \$835,983.71 received taxes that should be paid out to the County. I will keep you posted.
- From my conference, I learned a few processes that we do not have in place, nothing major, that I will need to implement. I need more time to write those up and get those costs together. I will keep you posted.
- I will be beginning scanning in the office once taxes are completed. I will be outlining in policies our required retention guidelines based off of document type. I will need to order more banker boxes eventually so I can start storing boxes up stairs with destruction dates one them. I will ALSO be planning on (future based) scanning what's upstairs as well. I will be working on most current and my day to day filing first, then work my way back into the future dates.

Submitted By:

Signature: 

Name: Rebecca Moore

Title: Town Clerk

Date: 05/08/2025

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For Town Board Review – Monthly Meeting Date: 05/08/2025

### Highway/Buildings/Grounds

Highway Superintendent report submitted to the Town Board.

ADDED to report: Quote for excavator repair is \$4,500.00 and should be fixed next week, 5/12-5/16

**Highway Department Monthly Report**

**Date:** 4/30/25

**Reporting Period:** From 4/10/25 to 5/8/25

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**Major Tasks Completed**

1. Hauled CR1 for stock pile
  2. Replaced 24" Culvert on Robeson Rd
  3. Replaced 3 driveway culvert pipes
  4. Ditching on Bagley Rd
  5. Started sweeping roads
  6. Started to Grade gravel roads with the grader
  7. Help County Mill
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**Items to Note (unexpected costs, repairs, staffing updates)**

Excavator to Woodstone for hydraulic/oil leak

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**Upcoming Projects**

Finish Sweeping roads  
Replace some driveway pipes  
Ditching  
Finish Grading gravel roads  
Put gravel on some of our dirt roads

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**Submitted By:**

Signature: 

Name: Josh Burnett

Title: Highway Superintendent

Date: 4/30/25

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**For Town Board Review – Monthly Meeting Date:** 5/8/25

**Water District Superintendent – Alan Williams**

Nothing to report

**Code Enforcement Officer**

Code Enforcement Officer, planning and ZBA - Lot going on with going through properties and permits and address changes.

## Historian

Historian report submitted to the Town Board.

### History Department Monthly Report

**Date:** May 8, 2025

**Reporting Period:** From 4/2025-3/2025

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### Projects & Events

1. Bob Mincer hosted a presentation on the Middlesex Airport at Ferris Hills on April 16<sup>th</sup> @ 9am for the Men's Coffee Club
  2. Photo Mural Dedication Ceremony was held at the Middlesex Fire Hall on April 5<sup>th</sup>, 11-1pm; there were around 40 people in attendance; all photo murals have been returned to their original locations
  3. I attended a Yates County Historian Meeting held by Len (YC Historian) on March 18<sup>th</sup> at 10am
  4. Overackers 150<sup>th</sup> Anniversary and Summer Family Event will be held on July 12<sup>th</sup>, commencing with a potluck picnic at noon. There will be many events: scavenger hunt, kids' games, demonstrations, story time, animals, vendors, etc. We need many volunteers to make this happen and would appreciate any consideration in joining our committee or simply volunteering for the day of the event. Any inquiries can be sent to me.
  5. Other Important Events:
    - a. Citizen Appreciation Day (August 3<sup>rd</sup>, 2-4pm)
    - b. Seneca Heritage Day (August 30<sup>th</sup>)
    - c. Cemetery Cleaning (September/October)
  6. Digitization Project is still underway; I hope to have more information on our next steps next month; I am continuing to comb through our files
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### Items to Note (unexpected costs, repairs, staffing updates)

None

### Submitted By:

Signature: \_\_\_\_\_

Name: Amberle Kelly

Title: Historian

Date: 3/12/25

**For Town Board Review – Monthly Meeting Date:** \_\_\_\_\_

## Yates County Legislature – Ed Bronson

Open house 5/17 8-noon at Benton for new highway building

Re-pave at county building in Summer

Ferguson Rd repaved – milling now



100K rental supplemental program – if they are paying 30 percent of income, they can apply  
County clerk to change ownership, owners get a notification to eliminate property  
Put RFP – for new jail and public safety building due today 5/8/25

Starting budget for 2026

Broad ban project is ready for customers to sign up – post cards going out to the people

Auction this summer for 21-22 (only 1 in Middlesex) in August for foreclosure homes

**Tax Assessor-** Patrick Grimaldi

Tax Assessor report submitted to the Town Board

**Tax Assessment Department Monthly Report**

Date: 5/8/2025

Reporting Period: From 4/11/2025 to 5/8/2025

**Major Tasks Completed**

1. Roll is filed with Yates County, and is on file here at Town Hall
2. The Board of Review will meet here at Town Hall May 29, 2025 from 4 -8 pm

**Items to Note (unexpected costs, repairs, staffing updates)**

N/A.

**Upcoming Projects**

The Final roll will become public on July 1

. change notices have been mailed

**Submitted By:**

Signature: Patrick G. Grimaldi

Name: Patrick Grimaldi

Title: Assessor

Date: 5/7/2025

For Town Board Review – Monthly Meeting Date: 5/8/2025

**David Adam, Supervisor**

Councilmember Mitchell asked about South Lake Road and if they have state guidelines to aby by –  
Supervisor Adam replied yes.

Polices – need to do complete polices (total 7) over the rest of 2025 1 new policy will be introduced each  
month and approved along the way.

Budget prep talk – board members have a budget talk in June to get ahead for a good foundation for the budget moving forward.

Town Park – recreation director brought up town park – interviewed 2 people, yet one stood out above the other – 1 had very good ideas about updating town park – complaints last year that equipment is rough and hard to use – ballcourt is in bad shape – asking if there is room in the budget to see if this person can get a position created to improve the town park – how many kids use the park? Is there a need? With the friendship house, there could be a need – not asking for ‘huge’ just looking for recreation budget to find funds to repair and improve. Towns focus in the past has been the beach. Asking for park review.

Library reps : Bonnie taking mantle (not THE chairperson as this is a needed position to fill) now Middlesex is considered a public library now and has been a long process. Must separate town funds from library and start leasing the library space (from Town to Library). Supervisor suggested 500.00 monthly for leasing (all-inclusive for the space, phones, internet, computer services, insurance) sq footage is in question – is the entire space what’s being leased? Supervisor – not the bathroom as it cannot be leased as it’s the only bathroom in town hall so it belongs to the town. Q: how long is the lease (terms) Board Members – this will need to be a legal leasing agreement. Bonnie talked to town attorney and they said it’s the towns business to make the lease. Need to finalize the monthly amount – countering 425.00 for 2026 in total until at least next year (2026) budget to allow for more. Supervisor: money comes in December from school taxes – Rent contract should start July 1 2025 – which allows time to draft and agree and move forward. Bonnie is asking 425.00 – board agrees to 425.00 for 1 year lease to review after 2026 budget voted on

**Open for public comments** 7:44 PM

Hearing none

**Close public comments** 7:44 PM

**Motions:**

Motion to hire Tonya Fox as the recreation director for the Town of Middlesex adopted by Council Member Betts – seconded by Council Member Liddiard, the following motion was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts  
Nays 0

Motion to accept Lu Engineers South Lake Road Safety Assessment 2025 adopted by Council Member Liddiard – seconded by Council Member Mitchell, the following motion was adopted:

ADOPTED: Ayes 4 Adam, Betts, Mitchell, Liddiard  
Nays 1 Button

Motion to approve Ted Carman for ZBA Chair adopted by Council Member Betts – seconded by Council Member Mitchell, the following motion was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Motion to approve SCT Computers Inc Quote for \$1,030.00 for payment for Code Office adopted by Council Member Betts – seconded by Council Member Mitchell, the following motion was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Motion to approve the following Lifeguards for Vine Valley Beach summer 2025 at the following rates:

Natile Cotroneo (head lifeguard) \$17.34

Maddie Chrisriaansen \$16.58

Whitney Cotroneo \$16.58

Abigal Aaron \$16.58

adopted by Council Member Betts – seconded by Council Member Liddiard, the following motion was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Motion to authorize Supervisor Adam to have Attorney Jeff Graff to draw up lease agreement between Middlesex Public library and the Town of Middlesex adopted by Council Member Liddiard – seconded by Council Member Button, the following motion was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

## **RESOLUTIONS**

Resolution # 18- 25

### **Resolution to pay audit of claims for May 2025 – Minus claim 103 from General**

On a resolution by Council Member Betts – seconded by Council Member Liddiard, the following resolution was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Resolution # 19-25

**Resolve to authorize the Town of Middlesex to enter a one year BAN (renewal) in the amount of \$262,000.00 with bpd Municipal Finance to which the Bond Anticipation Notes are to be issued by the Town of Middlesex, Yates County, New York. The Notes are issued pursuant to the Constitution and statutes of the State of New York, including among others, the Town Law and the Local Finance Law, to redeem in part (\$355,000 interest included) currently outstanding Bond Anticipation Notes. Said Bond Anticipation Notes were issued to finance the cost of to finance the cost of road improvements.**

On a resolution by Council Member Mitchell – seconded by Council Member Liddiard, the following resolution was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Resolution # 20- 25

**Resolve to authorize paying principal amount of \$93,000.00 for Ban, serial bonds to finance road improvements on South Lake Road, entered under resolution #37-24**

On a resolution by Council Member Betts – seconded by Council Member Mitchell, the following resolution was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Resolution # 21- 25

**Resolve to authorize interest payment of \$14,875.00 Ban, serial bonds to finance road improvements on South Lake Road, entered under resolution #37-24**

On a resolution by Council Member Mitchell – seconded by Council Member Liddiard, the following resolution was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Resolution # 22- 25

**Resolve to authorize payment of \$262,000.00 for Ban, serial bonds to finance road improvements on South Lake Road, entered under resolution #37-24**

On a resolution by Council Member Betts – seconded by Council Member Liddiard, the following resolution was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Resolution # 23- 25

**Resolve to authorize payment of claim 103 from General Fund**

On a resolution by Council Member Mitchell – seconded by Council Member Betts, the following resolution was adopted:

ADOPTED: Ayes 4 Button, Mitchell, Liddiard, Betts

Nays 0

Supervisor Adam recused himself from the above motion due to conflict of interest as audit of claim 103 is for Supervisor Adam travels for conference

Resolution # 24- 25

**Resolve to adopt The Hazard Mitigation Plan (HMP) is a blueprint for reducing a community's vulnerability to disasters and hazards. This plan assesses multiple hazards, including flood, and identifies persons and assets at risk to the hazards. Solutions, or mitigation actions, are then identified by participating jurisdictions to assist in mitigating the risk from each hazard of concern. In order to be eligible for pre- and post-disaster funds through FEMA under its Hazard Mitigation Assistance grants, a HMP must be adopted by the jurisdiction**

On a resolution by Council Member Betts – seconded by Council Member Liddiard, the following resolution was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Executive session called into order by Council Member Mitchell– seconded by Council Member Betts @ 8:02 PM - recorder Rebecca Moore and any others except Board members David Adam, Paul Mitchell, Leon Button, Stephaine Betts, Austin Liddiard along with Alan Pierce

Council Member Mitchell makes motion to exit executive session and Council Member Betts seconded by Council Member Liddiard @ 9:00 PM

Executive session Motion to hire Alan Pierce from April 15, 2025 through May 8, 2025 as interim code enforcement officer adopted by Council Member Liddiard – seconded by Council Member Betts, the following motion was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

Executive session Motion to hire Alan Pierce effective May 9, 2025 as Middlesex Code Enforcement officer adopted by Council Member Mitchell – seconded by Council Member Button, the following motion was adopted:

ADOPTED: Ayes 5 Adam, Button, Mitchell, Liddiard, Betts

Nays 0

**Adjourn**

With no further business to discuss, a motion was made by Council Member Betts – seconded by Council Member Liddiard, with all in favor to adjourn the regular meeting of the Town Board of the Town of Middlesex at 9:12 PM.

DRAFT