

**Public Hearing for Local Law 1-2026 Fencing Law
Board of Trustees
Village of Middleville
February 9, 2026**

PRESENT: Mayor Keith Jeffers
Trustee Glen Harris
Trustee James Lynch
Attorney Norman Mastromoro

RECORDING SECRETARY: Jennifer Eldredge

PUBLIC PRESENT: David Mueller
Karin Harris

Public Hearing for Local Law 1-2026 was called to order at 6:30PM, followed by the Pledge of Allegiance.

Local Law 1-2026, a Local Law to Amend the Zoning Law Regarding Fences was distributed to all who were in attendance. After reading the law, no one had any questions.

LOCAL LAW NO. 1 OF 2026 A LOCAL LAW TO AMEND THE ZONING LAW REGARDING FENCES 1. FINDINGS. This Board of Trustees finds that the recent arising of various issues regarding 'fences' requires amendments to the local Zoning Law, Local Law No. 2 of 1986, in order to provide a more orderly process for this particular matter. The within amendments, pursuant to Article 8 of the Environmental Conservation Law, Part 617, are collectively classified as a Type II action for SEQR purposes. II. DEFINITION. Article II, Section 4, of the local Zoning Law shall be amended to add, in alphabetical order, the following definition for 'fence': "FENCE. A temporary or permanent accessory use, situated on the property of the user, which is specifically designed to identify a boundary line area, contain animals, manage snow, discourage trespassing, and/or to provide property adornment, and which use satisfies all the requirements of Section 7(4)." III. SECTION 7(4.). A Section 7(4.) shall be added to the local Zoning Law with the following wording: "The proposed erection of all 'fences',

unless exempted, or directed to be more strict, in a certain respect or respects by the Code Enforcement Officer for 'good cause' reasons noted of record, shall require (a) a building permit; and, (b) prior written notification to abutting neighbors; and, (c) a survey of the property on which the 'fence' is to be erected; and, (d) site plan review; and, (e) the more decorative sides facing the abutting neighbor or neighbors; and, (f) no more than a six (6) foot maximum height measured from ground level; and, (g) structural components to be of finished construction materials; and, (h) installation to be at least three (3) feet inside each of the user's boundary lines." IV. DELETIONS. The wording, and only the wording, 'over four feet in height' shall be deleted from Zoning Law Sections 8(B)(4.), 9(B)(7.), and 10(B)(3.) such that all 'fences' are deemed to be subject to Site Plan Review. V. EFFECTIVE DATE. This Local Law shall be deemed effective upon its filing with the Secretary of State.

Motion by: Trustee Lynch to accept Local Law 1-2026 and seconded by Trustee Harris. Passed.

Mayor Jeffers said he would wait a few minutes to see if any other residents came in a little late before he closed the meeting.

Motion by: Trustee Harris to adjourn the meeting at 6:40PM, seconded by Trustee Lynch.

Recording Secretary, Jennifer Eldredge