

Town of Middlefield

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A public hearing for the purpose of opening bids for the Ottaway Road culvert project was opened by Town Supervisor Dave Karl at 7:00pm. Three bids were received. Bothar Construction LLC 170 East Service Road Binghamton, NY 13901 \$431,769.00. R. DeVincentis Construction LLC One Brick Ave. Binghamton, NY 13901 \$391,000.00. Stevens Excavation LLC 15 Stevens Lane Otego, NY 13825 \$497,480.00. These bids will be sent to Principle Engineering for review. The hearing was closed with a Motion by Leon, second Branigan. Ayes-4 Nays-0. Motion carried.

The regular meeting was opened at 7:10pm by Supervisor Dave Karl.

Present: Supervisor Dave Karl, Town Board members Jeff Woepfel, Kelly Branigan, Peg Leon. Absent: Jen Pindar. Town Attorney David Clinton, Highway Superintendent Brendan Kraham, Planning Board Chair Sydney Waller, Planning Board member Johnnie Nemec, Zoning/IT Officer Neal Newman, Jean Schifano, Frank & Susan Miosek, Cindy Hill, James Hill, Joan Badgley, Helmut Michelitsch, Vicki Bloomfield, Jeffrey McCartney, Ted Brockus, David Craig, Cathy Craig, Margaret Savoie, Bob Smith, Lisa Smith, Robert Seward, Maureen Murray, Robert Holmes, Susan Miosek, Kim Ditton, Av Edion, Ken and Dave Martz, Matt Whyte. Zoom Susan and Brain Prew, Ken Bryant, Jeff Segarra.

Privilege of the Floor: Robert Holmes of 136 Kraham Road has a culvert issue he would like the Town to look at. A culvert will be purchased by the homeowner and the Town will put it in. Maureen Murray of Co. Hwy. 52 came representing the League of Women Voters, and will be attending meetings to observe. Members of the public came to express their concern over tax map 116.00-1-22.02 located at 267 Pink Street. Zoning Officer Neal Newman clarified the Zoning law, and how it pertains to what is happening on 267 Pink Street. The owner, Jeff Segarra, was at the meeting via Zoom to answer questions, and concerns. A Tent site with one tent, 4 people maximum, No RV's is what Mr. Segarra is placing on the property prior to building a home at some future date. Jim Hill expressed concerns. Frank Miosek-Zoning Board member feels misled by what was presented to the Zoning Board at the time the owner appeared before them for a variance. Zoning Officer, Neal Newman stated that what the owner came before the zoning board for, has nothing to do with what they are currently doing. What they are doing is allowed by the Town Zoning law. Kim Ditton expressed her concerns about the environmental impact this may have, and what will end up in Red Creek. Sun showers, and waste concerns, camp fires, litter. Lisa and Bob Smith have a pond very close to the lot line and they are concerned with potential drownings, and also fire hazards. Av Edion believes there are 3 sites on the lot from what he has observed.

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The owner stated that there are no other structures on the lot. Ted Brockus wants the variance rescinded. This has nothing to do with the variance, and the variance cannot be rescinded. Dave Craig was concerned with the cars and traffic. Steve Clancy will be managing the property for any issues that arise. Matt Whyte also has a Tentrr site locally and wanted to clarify the income his site brings in. Mr. Segarra will be available for neighbors to come this weekend to discuss any more concerns they may have. Brain and Susan Prew, via Zoom, expressed their concern. Ken Bryant has concern over what is being told. Council member Peg Leon visited the site, and is concerned with the level of anger and mistrust of the members of the public have on this issue. She would like to see them communicate with each other. Margaret Savoie expressed her concerns with the quality of life for Middlefield residents. Council member Leon encouraged everyone to get involved with the Planning Board during the Comprehensive Plan updates.

The minutes of the last town board meeting held April 11, 2023 have been available for review. A Motion to approve was made by Woepfel, second Branigan. Ayes-4 Nays-0. Motion carried.

Highway Superintendent's Report- Brendan submitted the 284 agreement, with the following roads mentioned: Dubben's Cross Road, Stone Quarry Road, Williams Road, Watt Road, Cooper Road, Clintonville Road, and Pottery Lane Road.

A Motion to accept the 284 agreement was made by Leon, second Branigan. Ayes-4 Nays-0. Motion carried.

Financial Report- The bookkeeper provided a report to the Board.

Planning Board Report- Planning Board member Johnnie Nemec gave a report to the board.

Zoning/IT Report- Neal Newman gave a report to the board.

Attorney's Report- The John and Theodora Moore easement is on the town lot, not the lot that was purchased. No further action will be taken on this matter. The Cannabis Law was discussed. The Part 1 of the EAF needs to be completed and sent to the Town Attorney. Neal Newman, and Council member Leon are working on the EAF. This is an amendment to the Zoning Law, not a stand alone law.

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Committee Reports: Bldg./Grounds A boundary survey of town property quote for \$4,800 was received. Additional quotes will be obtained. A Motion to approve the Supervisor to obtain additional quotes was made by Woepfel, second Branigan. Ayes-4 Nays-0. Motion carried. ARPA committee – Reports have been submitted.

New Business- Mayor Ellen Tillapaugh, has requested support of the Biological Field Station to guide the process dealing with the algae bloom on Otsego Lake. \$5,000.00 is being requested. Further clarification from Mayor Tillapaugh is needed. Owen Weichert would like to slow people down on Beaver Meadow Road. There are several parking concerns on the Road. Possible solar speed signs were discussed. A Motion to approve Lorna Wilhelm as the new ZBA Chair, taking the place of Bill Gibson, was made by Leon, second Branigan. Motion carried. That term will expire 12/2025. Lorna Wilhelm's term that is being vacated expires 12/2027. A notice of vacancy will be placed on the website.

Temporary Special Permits:

Sydney Waller Artist Talk 6/8-6/15-2023. A Motion to approve was made by Leon, second Branigan. by Ayes-4 Nays-0. Motion carried.

Race the Lake-Clark Sports Center June 3, 2023. A Motion to approve was made by Woepfel, second Leon. Ayes-4 Nays-0. Motion carried.

Brewery Ommegang- Modest Mouse concert 8/25/2023. A Motion to approve was made by Woepfel, second Leon. Ayes-4 Nays-0. Motion carried.

Town of Middlefield Historical Association Community Day June 17, 2023, Fall Festival Sept. 30 or Oct. 1, Halloween October 28, 2023, Dec. 3 Christmas at the Schoolhouse. A Motion to approve was made by Leon, second Branigan. Ayes-4 Nays-0. Motion carried.

Bills

General Bills. Abstract 5. Vouchers 55-75 \$8,035.85. A Motion to approve was made by Branigan, second Woepfel. Ayes-4 Nays-0. Motion carried.

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Highway Bills. Abstract 5. Vouchers 33-43 \$16,766.78. A Motion to approve was made by Woeppel, second Leon. Ayes-4 Nays-0. Motion carried.

The meeting was adjourned at 9:34 pm with a Motion by Leon, second Branigan. Ayes-4 Nays-0. Motion carried.

The next meeting of the Middlefield Town Board will be held June 13, 2023 at 7:00pm.

Beth Moakler
Town Clerk