

**Middlefield Zoning Board of Appeals**

**July 15, 2020**

**Liam and Roxanne Murray:**

**case no. 07-15-2020-1 Lots: 131.00-2-41.03 and 41.03**

The meeting was called to order by Chairperson Dorothy Rathbun at 7:03 p.m.. Present were Zoning Board of Appeals (ZBA) members Dorothy Rathbun, Frank Miosek, Lorna Wilhelm, William Gibson and Zoning Enforcement Officer, Neal Newman. All other persons present signed a register to be filed with these minutes.

An application requesting a variance to authorize placement of a two bedroom apartment/ garage 15 feet from the rear boundary line which according to Middlefield Zoning Law must not be less than 50 feet. The application offers the following as justification:

1. grading of the property limits ideal placement of the structure.
2. The properties on either side of the boundary are jointly owned by the applicants.
3. Placement of the proposed structure will not physically or visually impact neighboring properties.

An additional relevant fact was provided by Mr. Murray. An application to enact a lot line adjustment previously approved under a conservation easement is pending regarding these adjoining Murray properties that will position the rear boundary in question in excess of 50 feet from the rear of the structure. The adjoining property is forested.

A motion was made by Frank Miosek to approve this request; seconded by Lorna Wilhelm. All members voted in favor of the motion.

**Clark Foundation:**

**case no. 70-15-2020-2**

**Lots: 131-2-16.00 and 7.01**

A second application was considered at the same meeting submitted for the Clark Foundation. This application requested a setback back variance to establish a 40 foot by 80 foot greenhouse with a 10 ft. by 10 ft. breezeway to connect with an existing building. This building entirely on Clark Foundation property would straddle the Township of Middlefield and Village of Cooperstown boundary line. The building will tie in with the existing greenhouse complex extending onto the second 8+ acre virtually open parcel. All the adjoining parcels/ neighbors are also Clark Foundation properties.

A motion to approve this request was made by William Gibson and seconded by Frank Miosek based on the above and that this propodeal would not change the character of this neighborhood and the space limitation of the municipal boundaries was not self-created. All members voted in favor.

Respectfully submitted,



William Gibson, acting secretary