

TOWN OF MIDDLEFIELD PLANNING BOARD
MINUTES OF THE REGULAR MEETING
April 7, 2022

PRESENT: Chair Sydney Waller, Andy Baugnet, Roy Kortick (zoom), Johnnie Nemec, Bill Ralston, Arthur Weinstock

Also: Neal Newman, Middlefield ZEO, Peg Leon, Town Board Liaison

Meeting was called to order 7:08 pm by Chair Waller

Minutes of the March 3 meeting were read. Motion to approve as modified by J. Nemec, 2nd B. Ralston, All in favor

NEW BUSINESS

Aish Mukund, the new Environmental Planner at Otsego County Conservation Association (OCCA) appeared via zoom to introduce herself to the planning board. She spoke of the Climate Smart Communities Program, updating the Comprehensive Plan, and her role at OCCA. She is excited to help in any way that might be applicable.

Peg Leon spoke in regards to evaluating and updating the current zoning law. She specifically indicated a need to implement solar law, and a cannabis law for Middlefield. She feels strongly that this needs to be done as soon as possible, and not to have the board wait until the Comprehensive Plan is updated.

Bill Ralston and Arthur Weinstock will work with Peg Leon and Jennifer Pinder on these issues, and evaluating the zoning law for updates in general as well. They will begin with Definitions and suggest updates.

OLD BUSINESS

Planning Board members, Zoning Enforcement Officer Newman, and 2 members of the Zoning Board of Approval (ZBA) made a site visit at 159 Lippitt Development Road, Peggs Bay. Tax # 70.11-1-6.00 in reference to the proposal reviewed last month regarding demolition of an existing structure.

As submitted in the proposal, the building height is 29'. This is 4' taller than the 25' allowed by law. The plan also includes the footprint of the previous front deck used as part of the new home foundation. As a result, this moves the second floor of the structure closer to the lake which increases non-conformity. A comment was made about how the deck in the rear of the property has also been included as the existing footprint as part of the new construction. That will need to be evaluated in consideration of this project.

Town of Middlefield Local Law No. 1 of the YEAR 2011, ARTICLE IV-DISTRICT REGULATIONS, Paragraph G, Otsego Lake/Susquehanna River Shore line Protection area was read aloud specifically referring to "a building or structure within 100 feet of Otsego Lake may be destroyed and reconstructed so long as it does not exceed its original footprint and so long as its reconstruction does not increase the existing nonconformity with this Local Law in any regard". The board shared comments and will be evaluating the proposal at future meetings.

Neal Newman spoke regarding The Small Group, and he will not be able to participate in future meetings due to time constraints.

Chair Waller informed that the Small Group met March 28, Climate Task Force met March 11.

Motion to adjourn by B. Ralston, 2nd J. Nemec. All in favor.

Meeting adjourned at 8:37 pm

Respectfully submitted, Andrew G. Baugnet, Secretary