

**Town of Middlefield**  
**August 13, 2024**  
**Page 1**

A public hearing for the purpose of hearing comment on Amendment of the Zoning Law to add Accessory Dwelling Units was opened at 6:58 pm by Town Supervisor David Karl. With no comment made, the hearing was closed with a Motion by Kelly Branigan, second Jeff Woeppel.

Ayes – 4, Woeppel, Branigan, Leon, Pindar. Nays – 0. Motion carried.

A public hearing was opened by Supervisor Karl at 7:02 pm regarding the 2024 Comprehensive Plan Revision. With No comment made, the hearing was closed with a Motion by Jeff Woeppel, second Kelly Branigan.

Ayes 4, Woeppel, Branigan, Leon, Pindar. Nays – 0 Motion Carried.

The Public Hearing was closed with a motion by Peg Leon, second Jenn Pindar.

Ayes – 4 Woeppel, Branigan, Leon, Pindar. Nays – 0 Motion Carried.

The Regular Meeting of the Middlefield Town Board was opened by Supervisor Dave Karl at 7:10 PM.

The Minutes of the last meeting held July 9, 2024 were presented. A motion to approve was made by Peg Leon, second Jenn Pindar.

Ayes – 4 Woeppel, Branigan, Leon, Pindar. Nays – 0 Motion carried.

Present: Town Supervisor David Karl, Council Members Kelly Branigan, Jeff Woeppel, Peg Leon, Jenn Pindar, Zoning and IT officer Neal Newman, Attorney David Clinton, Highway Superintendent Brendan Kraham, Planning Board Member John Nemec, OCCA Executive Director Amy Wyant, Christie Bourgeois, Cosmo Giusti, Laura Colon.

**Privilege of the Floor:** Mr. Giusti asked about the timeline for road repair to Butter Bowl Road. The Road is scheduled for paving and repair in 2025 per Brendan Kraham.

Amy Wyant gave a detailed report on the plans for Crumhorn Communities Hub \$20 Million Grant Opportunity through EPA. She asked the Town write a letter in support. A motion to support the plan was made by Peg Leon, second by Jenn Pindar

Ayes – 4 Woeppel, Branigan, Leon, Pindar. Nays -0 Motion carried.

**Financial Report**

Deposits and Receipts report distributed

Financial Report from Bookkeeper distributed.

Supervisor Dave Karl distributed a Fund Balance Report.

**Highway Supervisor Report** - Brendan Kraham gave an update on the Incident on Springfield Hill.

Brendan Kraham asked for approval to sell sander. A motion to approve the sale was made by Peg Leon, second Kelly Branigan.

Ayes – 4 Woeppel, Branigan, Leon, Pindar. Nays – 0 Motion carried.

Barn driveway paving project discussion for next month.

**Planning Board Report** – John Nemec provided a verbal report on property at 162 Peggs Bay. New owner to provide amended plan.

**Zoning Officer's Report** - Neal Newman provided a verbal and written report

**IT officer's Report** – no additional information on phone service change.

**Attorney's Report**

**Resolution # 6** To pass a resolution to accept the Revised 2024 Comprehensive Plan. Motion to approve made by Peg Leon, second Jeff Woepfel.

Ayes – 4 Woepfel, Branigan, Leon, Pindar Nays – 0 Motion carried

**Local Law #1 of 2024** Resolve to pass Amendment of the Zoning Law to add Accessory Dwelling Units. Motion to approve Made by Jeff Woepfel, second Pag Leon.

Ayes – 4 Woepfel, Branigan, Leon, Pindar. Nays – 0. Motion carried.

**Resolution # 7** Authorizing Expenditure of Grant From New York State Energy Research and Development Agency

**Whereas**, the Town of Middlefield is eligible for a \$10,000 grant from NYSERDA through its work toward the Clean Energy Community program, and:

**Whereas** the Town must declare how it proposes to spend the grant funds;

**Therefore, be it resolved**, that the Town will arrange for the installation of a heat pump in the office in the main highway building.

Motion to approve made by Jeff Woepfel, second Peg Leon

Ayes – 4 Woepfel, Branigan, Leon, Pindar Nays – 0 Motion carried.

**Committee Reports**

**Planning** – no report

**Highway** - committee plans to update equipment list

**Finance** – Budget workshop is scheduled for Sept. 18, 2024 at 5:00 pm.

**Bldg./ Grounds** – no report

**Union** – no report

**Climate Smart Community** – no report

**ARPA** – Peg Leon distributed an updated written report

**Old Business** –

Policy Reviews Investment Policy – no changes

Procurement Policy- to be reviewed in September

**New Business** - no new business

**Temporary Special Permits**

**Clark Sports Center- Drop to Hops Bike Race.** Motion to approve made by Jenn Pindar, second Kelly Branigan. Ayes – 4 Woepfel, Branigan, Leon, Pindar Nays – 0 Motion Carried

**Brew Du Brew** – Motion to approve made by Jenn Pindar, second Kelly Branigan Ayes – 4 Woepfel, Branigan, Leon, Pindar Nays -0 Motion Carried.

**The Art Garage** – Artist Talk, Last Day Event. Motion to approve made by Peg Leon, second by Kelly Branigan. Ayes – 4 Woepfel, Branigan, Leon, Pindar. Nays -0 Motion carried.

**Town of Middlefield**  
**August 13, 2024**  
**Page 3**

**Monthly Bills**

**General Fund** – Abstract 8 Vouchers 150 -169 \$ 7602.32. Motion to approve made by Jeff Woeppel, second by Jenn Pindar.

Ayes – 4 Woeppel, Branigan, Leon, Pindar. Nays – 0. Motion carried.

**Highway Fund** – Abstract 8 Vouchers 99-111 \$ 30,630.34. Motion to approve made by Kelly Branigan, second Jenn Pindar.

Ayes – 4 Woeppel, Branigan, Leon, Pindar. Nays -0 Motion Carried.

**Comments, announcements and other business.** No comment

A motion to adjourn at 8:11 pm made by Jenn Pindar, second by Kelly Branigan.

Ayes – 4 Woeppel, Branigan, Leon, Pindar. Nays -0 Motion carried.

The next meeting of the Middlefield Town Board will be September 10, 2024, 7:00 pm Middlefield Town Hall.

Respectfully submitted,  
Jean Schifano  
Town Clerk