

TOWN OF MIDDLEFIELD PLANNING BOARD
Sydney Waller, MINUTES OF THE REGULAR MEETING
August 4, 2022

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

Also: Neal Newman, Middlefield ZEO, Jennifer Pindar Van Kampen, Town Board Liasion (zoom)

Meeting was called to order 7:03 pm by Chair Waller

Minutes of the July 7, 2022, meeting were read. Motion to approve; B. Ralston, S Waller 2nd. All in favor.

NEW BUSINESS

- Patricia Slater, 312 Cornish Hill Rd. Tax ID # is 148.00-1-1.00 She wants to subdivide about 55 acres from the 95 acre parcel. Patricia Slater with assistant Wayne Moakler appeared: We reviewed their proposed subdivision. After review, this action is entirely a lot line adjustment issue. She was instructed to complete the required line adjustment documentation and re-submit the request. Additionally, she was asked to verify / investigate into whether the property in question was under an Otsego Land Trust covenant.

- McCrea Family Trust (Michael McCrea-Trustee), 2 lots are 3017 and 2979 County Route 33, tax ID 86.00-1-1.02 and 86.00-1-1.01. Michael McCrea (son) appeared: he desires to section off a small area from the family farm; this will expand his ownership of the balance as a lot line adjustment. The proposal was reviewed by the PB with no issues, requested to submit lot line adjustment documentation.

-Inquiry from Stephen Clancy regarding turning Phoenix Inn in Phoenix Mills into a two-family Air BNB, that would probably be a residential rental Sept-May (off season) for nurses. PB reviewed the request, and despite a door in the common wall, it was determined that the request complies with Middlefield definition of a two family farm house; no issues with the request.

OLD BUSINESS

-Comprehensive Planning: Background information form (DRAFT work from the Small Group) has been emailed to PB members.

-Update on Climate Smart Task Force: Progressing along, taking actions to achieve Bronze Certificate Status.

-Solar and Cannabis Laws: Solar Law under review by Middlefield Town attorney; Cannabis Law work in progress by Bill Ralston (PB Member) and Peg Leon (TB Member); may require a modification to our zoning law.

Motion to adjourn by B. Ralston, 2nd S. Waller. All in favor.

Meeting adjourned at 7:51 pm.

Respectfully submitted, Johnnie Nemec, Secretary (Acting)