

TOWN OF MIDDLEFIELD PLANNING BOARD  
MINUTES OF THE REGULAR MEETING, February 6, 2020

PRESENT: Andy Baugnet, Marion Karl, Johnnie Nemec, Bill Ralston, Sydney Waller  
Also: Neal Newman, Town of Middlefield ZEO, Peg Leon and Bud Tabor, Town Board Members  
Meeting called to order by Chair Waller at 7:00 P.M.

Minutes of the January 2, 2020 meeting read. Motion to approve as read by J. Nemec, second by M. Karl. All in favor

NEW BUSINESS

1. Patrick Broe of 114 Peggs Bay Road, tax map #70.14-1-2.00, appeared before the board with a site plan and additional support material. He would like to remove the roof from his building and add a second floor without modification to the existing building footprint. Also he is interested in filling in the grade along the north and south sides of the building due to the steep incline. Mr. Broe was informed of Town of Middlefield Zoning law, Article IV, Section G: Otsego Lake Shoreline Protection Area specifications in regards to a 25' building height regulation and was advised of vegetation and tree removal restrictions. Motion to approve site plan as presented by J. Nemec, second by B. Ralston.

2. Robert Schulz's property 114 Lippitt Development Road, tax map #70.11-1-41.00 is within 500' of Otsego Lake. Neal Newman, Town of Middlefield Zoning Enforcement Officer presented the following information on behalf of Mr. Schulz. A stop work order was issued by Otsego County Code Enforcement to Mr. Schulz as he has torn down his single story dwelling and began new construction without a permit. He would like to build a new single story dwelling using the existing footprint which is approximately 30'x30'. Motion to approve hand drawn site plan by J. Nemec, second M. Karl. All in favor

OLD BUSINESS

Junk Yard law has to be approved by the town attorney as per Neal Newman. Neal will speak with Dave Clinton in regards to having him perform the review.

The board members approved of the checklist modifications that were presented by Planning Board member Andy Baugnet. Adding the date of approval to each form was suggested for record keeping purposes.

Sydney Waller inquired about the Master Plan and asked that the Planning Board members review it and discuss it at the next meeting for review.

Motion to adjourn by B. Ralston, second by J. Nemec. All in favor  
Meeting adjourned at 8:02 P.M.

Respectfully submitted, Andy Baugnet acting Secretary