

TOWN OF MIDDLEFIELD PLANNING BOARD
MINUTES OF THE REGULAR MEETING, JANUARY 2, 2020
DRAFT

PRESENT: Andy Baugnet, Richard deRosa, MarionKarl, Roy Kortick, Johnnie Nemec, Bill Ralston, Sydney Waller
Also: Neal Newman, Town of Middlefield ZEO

Meeting called to order: 7:00 P.M.

Minutes of the December 5, 2019 meeting read. Motion to approve as read by Johnnie Nemec, 2nd. by Roy Kortick. All in favor

NEW BUSINESS

1. Cosimo and Anna Trapani appeared before the board regarding their contract to purchase a 309.6 acre lot on Goodspeed Road, tax map # 70.00-1-12.01, and to establish *One Sweet World- Farm, Bed & Breakfast & Animal Sanctuary*. The initial plan is build their residence, which would also function as a B&B with an additional 4-8 guest rooms. Ultimately, they envision building an animal sanctuary, wildlife refuge, and campground. They have indicated the possibility of building a second home for relatives and were advised that they would need to add an additional 200 feet of road frontage. Various approaches were discussed. It is a pre-existing parcel, so they are permitted to construct additional outer buildings, such as a barn. They were advised that the parcel is in an R-80 district that permits certain home occupations as stipulated in our zoning laws. The parcel includes approximately 40 acres of wetlands, which they envision as part of the wildlife sanctuary. They have contacted the Army Corps of Engineers re: wetlands use and regulations. With respect to the inclusion of a campground in the future, they were advised that this would be a commercial use requiring a PDD; aspect of that process were described. Finally, they were advised that since Hyde Hall is visible from the ridge there might be some concern on the part of individuals and local agencies regarding the integrity of the viewshed and other environmental issues.

OLD BUSINESS

1. The board reviewed Andy's Baugnet's proposed revisions to the *Minor or Major Subdivision Adjustment checklist* and to the *Simple Subdivision Checklist*. Each includes an attached application. Several other proposals were reviewed as well. All agreed that with several revisions/additions, the Baugnet proposals improved the process and the once filled out, each application will then function as official notification to the Town Board of the

board's action with respect to that proposal. There will be live links to the town website. Anything in yellow can be downloaded from the web site.

2. Board members expressed curiosity as to the state of the previously approved definition of a junkyard. Motion by Bill Ralston requesting the Town Board for an update on the status of the revised definition of a junkyard. 2nd. by Marion Karl

* Member Ralston asked what our required actions might be with respect to a campground, since it is not presently covered in our zoning laws. According to Neal Newman, the planning board decides when a PDD threshold is met. His rule of thumb: it becomes a commercial enterprise when money is charged.

** Neal Newman asked if board members would be interested in attending a SEQR training that he might offer. All expressed interest.

Motion to adjourn by J. Nemeč, 2nd. Marion Karl All in favor
Meeting adjourned at 8:27 P.M.

Respectfully submitted, R. deRosa