

TOWN OF MIDDLEFIELD PLANNING BOARD  
MINUTES OF THE REGULAR MEETING  
June 02, 2022

PRESENT: Chair Sydney Waller, Johnnie Nemec, Bill Ralston, Abby Rodd, Roy Kortick (zoom),

Also: Neal Newman, Middlefield ZEO, Jen Pindar (zoom), Town Board Liasion

Meeting was called to order 7:02 pm by Chair Waller

Minutes of the May 5, 2022, meeting were read. Motion to approve A Rodd, 2<sup>nd</sup> J Nemec. All in favor.

Minutes of the May 26, 2022, Special Joint Meeting of the Planning Board and Town Board. Motion to approve B Ralston, 2<sup>nd</sup> A Rodd. All in Favor.

NEW BUSINESS

Natasha Selover appeared before the board representing Lynda Selover regarding a Minor Subdivision of 2274 County Highway 33 (parcel # 116.00-1-42.31). As requested by the Planning Board, she confirmed (with a surveyor) that sufficient road frontage did exist for the Minor Subdivision as originally proposed. She withdrew the modified application and re-submitted the original application.

Motion to Forward/Approve, B Ralston, 2<sup>nd</sup> S. Waller. All in favor.

Sydney Waller discussed her conversation with the Town Board regarding their interest in having a professional presentation regarding comprehensive planning. The Town Board did not vote on the matter.

OLD BUSINESS

Status of Comprehensive Planning. Special Meeting May 26 with Bruce Boncke; discussed but awaiting direction from the Town Board

Situation re Town Board letters of support to proceed with Comprehensive Plan with Sustainability Elements, drafted by D.L in 2021, due July 29. Same as above awaiting direction from Town Board.

Chair Waller provided updates on the following related projects:

- Climate Smart Task Force Meeting May 27
- NYSERDA Training May 17: Three hours;  
Clean Energy & Your Comprehensive Plan;  
Plus Solar Law Overview. Credits.
- MVEDD: Office Hours Mtg May 17; lots of resources Part of our support network
- NYPF: Nancy Perry, Exec Director, tel.: May 2. Advisor; Part of our support network
- OCCA grant for Comprehensive Plan with Sustainability Elements: needs update of Budget & Workplan;

Solar and Cannabis Laws. Bill Ralston (PB Member) and Peg Leon (TB Member) draft due next meeting.

Motion to adjourn by R Kortick, 2<sup>nd</sup> A. Rodd. All in favor.

Meeting adjourned at 8:47 pm

Respectfully submitted, Johnnie Nemec, Secretary (Acting)