

TOWN OF MIDDLEFIELD PLANNING BOARD  
MINUTES OF THE REGULAR MEETING, June 4, 2020

PRESENT: Chair: Sydney Waller, Members: Andy Baugnet, , Marion Karl, Roy Kortick, Johnnie Nemec, Bill Ralston,  
Also: Neal Newman, Town of Middlefield ZEO, and Peg Leon Town Board Member

Meeting called to order: 7:02 P.M by Chair Waller

Minutes of the May 7, 2020 meeting read. Motion to approve as read by B. Ralston, 2<sup>nd</sup> by R. Kortick .  
All in favor

NEW BUSINESS

1. William Dresser, 2474 County Highway 35, Schenevus, New York , tax parcel #180.00-1-24.21 appeared before the board requesting the creation of a Minor Subdivision containing 3 acres. Mr. Dresser submitted a short Environmental Assessment Form and 200' of road frontage is indicated in the hand drawn map he submitted. Motion to approve contingent on a completed survey for the parcel by B. Ralston, 2<sup>nd</sup> by R. Kortick .

2. Floyd S. Dubben, JR., 550 Rezen Road, Roseboom, New York, tax parcel #118.00-1-5.01 appeared before the board for a lot line adjustment. The property has been surveyed and contains appropriate road frontage. Motion to approve by B. Ralston, 2<sup>nd</sup> J. Nemec.

OLD BUSINESS

The internship to help with the Master Plan was discussed further. The board was informed by Karen Sullivan that Otsego County will not supervise the intern. Current Site plan review protocol was discussed as something that may also need to be addressed.

Bill Ralston brought attention to wetlands designations. As indicated in Town of Middlefield Land Subdivision Regulations: Article 4 DESIGN STANDARDS, Section 4.1 a. Character of Land: *Land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace.* Concern was indicated in regards to planning board approval of land divisions that are deemed wetlands and are not buildable lots. It was discussed that the board might suggest that land owners get an opinion from the Army Corps of Engineers prior to dividing such land to see how well suited it is as a building site.

Motion to adjourn by Ralston, second J. Nemec All in favor  
Meeting adjourned at 7:54 P.M.

Respectfully submitted by Andy Baugnet, acting Secretary