

TOWN OF MIDDLEFIELD PLANNING BOARD  
MINUTES OF THE REGULAR MEETING  
March 4, 2021

PRESENT: Chair Sydney Waller, Andy Baugnet, Marian Karl (via Zoom) Roy Kortick, Johnnie Nemec, Bill Ralston and Abby Rodd.

Also: Neal Newman, Middlefield ZEO.

A Zoom teleconference link was provided for this meeting on the town website

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

Minutes from February 4, 2021 meeting were read. Motion to approve as amended by J. Nemec, 2<sup>nd</sup>. Roy Kortick, All in favor.

NEW BUSINESS

1. Natasha Selover (representing owner Lynda Selover) appeared via Zoom with a subdivision application for 2274 County Highway 33 (tax id# 166.00-1-42.03). The application is for a minor subdivision to subdivide 22.83 acres from the current parcel of 90.59 acres. Appropriate materials were submitted. Motion to approve by J. Nemec, 2<sup>nd</sup> by S. Waller to recommend the application to Middlefield Town Board for approval, with a negative declaration to New York State Environmental Quality Review SEQR, and contingent upon submission of the required completed survey on mylar. A public hearing is also required as part of this application.

2. Donna Piscitelli (via Zoom) inquired about local law for subdivision. She was informed of the 3 acre minimum lot size and 200' of road frontage requirement.

3. A. Baugnet spoke with Certified Environmental Planner Danny Lapin of the Otsego County Conservation Association (OCCA) regarding potential updating of the Comprehensive Plan. Mr. Lapin recently completed the Comprehensive Plan for the Town Of Maryland, is working on a plan for the Town of Sherburne in Chenango County, and is a Planning Commission Member for the City Of Oneonta. In regards to cost of Comprehensive Plans, Lapin indicated that OCCA pays for 50% of the project costs and the other 50% must be provided by the town. Grant opportunities could be sought from sources such as private foundations or non profit organizations. Lapin could provide a range of cost options based upon the amount of involvement from planning board and town officials.

4. A. Baugnet reminded members of the New York State requirements for annual 4 hour minimum training. Completed certifications are to be filed with Baugnet and forwarded to the Middlefield Town Clerk.

5. Membership to New York Planning Federation (NYPF) was discussed. NYPF is a resource for training, quarterly newsletters mailed to all Town Officials, and an online resource center. The organization includes 5,000 individuals representing more than 400 municipalities and 100 organizations across New York State. Recommendation to the Town Board for approval of annual \$270 membership by J. Nemeč, 2nd by R. Kortick. All in Favor.

## OLD BUSINESS

1. Chair Waller spoke of the May 2018 Otsego County publication *Small-Mid Scale Solar in Otsego and Delaware Counties: A Guide for Local Municipal Governments.* Board members expressed interest in learning more about the topic as well as alternative energy resources such as wind farms. Other towns in the area have updated laws regarding solar energy systems and those could be evaluated.

2. N. Newman discussed the New York State Department of Environmental Conservation Climate Smart Communities program. The program is managed locally by the Otsego County Conservation Association (OCCA) and helps local governments take action to reduce greenhouse gas emissions and adapt to the changing climate.

3. J. Nemeč reported the Federal Communications Commission awarded a \$7.4 million Grant to Otsego Electric Connect to expand rural broadband services. Middlefield Town hall is included in the expansion as is Rezen Road. Installation could be later in 2021 or spring 2022.

Motion to adjourn by J. Nemeč, 2<sup>nd</sup> B. Ralston. All in favor.  
Meeting adjourned at 8:10pm.

The next meeting of the Middlefield Planning Board will be held on April 1, 2021 at 7:00 pm.

Andrew Baugnet  
Secretary