

TOWN OF MIDDLEFIELD PLANNING BOARD
MINUTES OF THE REGULAR MEETING, March 5, 2020

PRESENT: Andy Baugnet, Marion Karl, Roy Kortick, Johnnie Nemec, Sydney Waller
Also: Neal Newman, Town of Middlefield ZEO, Peg Leon and Bud Tabor, Town Board Members,
Karen Sullivan Otsego County Planning Director

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

Minutes of the February 6, 2020 meeting read. Motion to approve as read by J. Nemec, 2nd by M. Karl . All in favor

NEW BUSINESS

1. Karen Sullivan Otsego County Planning Director was invited to appear before the board with several suggestions to assist us with a review of our Master Plan as it has been more than five years since it has been updated. Possible things to address for this process may be short-term rentals, loss of productive farmland, solar & wind power, etc. She offered up several resources that would help us understand community goals and objectives. Further discussion ensued regarding logistics and templates that might be used to engage community input. Grant monies are not currently available for this type of process. She suggested the possibility of finding a summer intern from Binghamton University who would be studying in areas of planning, land use, or public administration and she offered help with drafting the requirements for such a position. OCCA is another potential consultant for comprehensive plan review, and that service would be fee based. The PB agreed to have Karen put out a general inquiry in regards to an intern and thanked her for attending the meeting with her ideas and suggestions . Motion made to recommend search for an intern to assist in preliminary work on the Master Plan by J. Nemec, 2nd by R. Kortick. All in favor.

2. Mike Bouton appeared on behalf of the Clark Foundation property 123 County Highway 52, tax map # 131.00-2-16.00 in regards to preliminary plans and construction of a new aluminum/glass greenhouse next to the existing greenhouse. The proposed structure will measure approximately 40'x80' and be similar in size and design to the existing one. The project is more than 500' from the river and not part of the PDD that pertains to the Clark Gym across the street, and is a permitted agricultural use structure. Mike was advised to contact the Village of Cooperstown with his proposal as well, as parcel also lies within both the Village of Cooperstown and Town of Middlefield. Mike will discuss specific plans with Middlefield ZEO Neal Newman to apprise him of future developments with the project.

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3. Jim Doherty and Mary Jo Cronin of 709 County Highway 33, tax map # 178.00-2-1.01 appeared before the board seeking information on land use requirements for new construction of multi family housing unit(s). They were aware the property has an already established PDD, and were gathering information during this visit in regard to building construction options they have for the parcel. They were briefed on requirements for site plan approval for such a project: setback requirements from route 33 are 75' from the center-line of the roadway, maximum height for a PDD is 35', and a site plan would be required for approval. Additional discussion ensued in regards to access to Waters Edge Drive which abuts their parcel on the north side. They were advised to consult the deed to their parcel to better understand ownership, access, or share usage agreements to the private road.

OLD BUSINESS

1. Neal Newman spoke to the PB about the current Junk Yard Law. The current definition is broad and many parts of our current definition fall under the NY Property Maintenance Code of NY State section 308 which is supposed to be enforced by Otsego County. The Department of Environmental Conservation (DEC) has jurisdiction over runoff, soil contamination and other regulations. The enforcement for this process is by formal complaint only. Lot size was discussed, as was agricultural usage and machinery. Formal complaints need to be issued in order for enforcement to take place. Our definition could be divided into two parts: One for actual Junk Yards, and another for debris. Ongoing discussion will continue at future meetings.

* Neal Newman reminded members of the SEQRA workshop he is leading on March 11 at 7pm to be held at the Middlefield Town Offices.

Motion to adjourn by J Nemec , 2nd by R. Kortick. All in favor
Meeting adjourned at 8:24 P.M.

Respectfully submitted, A. Baugnet