

Town of Middlefield Planning Board
Minutes of the regular meeting, March 7, 2019

Present: A. Baugnet, B. Ralston, S. Waller, M. Karl, J. Nemeč
Also: Peg Leon , Town Board Member; Neal Newman, ZEO

Meeting called to order by interim Chair S. Waller at 7:04 P.M.

Reading of the February 7, 2019 minutes: Motion to accept J. Nemeč, 2nd. B. Ralston; all in favor.

1. Jon McManus (189 Cemetery Road, Fly Creek, NY 13337) appeared before the board on behalf of Dr. Bill Johnson (1020 State Highway 80, Edmeston, NY 13335) pertaining to the Heritage Veterinary Clinic/Kennel project located on County Route 11C (Tax Id: 146-00-30.02). Mr. McManus submitted an EAF and application packet for a PDD to the board for review (one hard copy and via email). He is required to submit the appropriate application to the Middlefield Town Board as they will become lead agency as per State Environmental Quality Review Act (SEQRA). Board members agreed to review EAF and application packet after submission to the Middlefield Town Board by Mr. McManus, and tabled further discussion.

2. David Olson, Brewery Operations and Sales Manager at Red Shed Brewery, appeared before the board with questions about parking requirements for his business which he leases and is located at 709 County Hwy 33 (Tax Id: 178.00-2-1.01). Neal Newman spoke to him about temporary use permits, which are issued by the Town Board . He was advised that the landlord would need to apply for a temporary permit if needed. Mr. Olson was provided with a copy of the Town of Middlefield Zoning Law.

3. Dana LaCroix of Binghamton, NY appeared before the board in regards to several parcels of land that are for sale. She is seeking advice about short-term rentals, possible creation of a horse boarding operation, and additional owner occupied home. She was told that at this time no regulations are in place regarding short-term rentals. She was also advised of minimum lot sizes and that 200' road frontage for each principal building is required under Article IV-District Regulations of the Middlefield Zoning Ordinance. She was directed to the Town of Middlefield website to further investigate Zoning Ordinance requirements as they relate to her inquiry.

Motion to adjourn by J. Nemeč, second by B. Ralston . All in favor
Meeting adjourned at 7:45 PM

Respectfully submitted,

Andrew G. Baugnet, acting Secretary