

TOWN OF MIDDLEFIELD PLANNING BOARD  
MINUTES OF THE REGULAR MEETING  
May 5, 2022

PRESENT: Chair Johnnie Nemeec, Andy Bagnet, Roy Kortick (zoom), Bill Ralston, Abby Rodd, Sydney Waller, Arthur Weinstock

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

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

Minutes of the March 3 meeting were read. Motion to approve S. Waller  
2<sup>nd</sup> A. Weinstock. 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 proposed, one of the 3 lots would be non-conforming. She was asked to confirm road frontage with a surveyor and re-submit an application. A public hearing notice will need to be posted.

Kyla Coburn appeared before the board regarding her property at 2773 County Hwy 33. She showed plans for a major subdivision of her property into 6 separate lots. She was advised of the process and given the appropriate application form and checklist.

A vote to hold a special meeting to host Bruce Boncke as a speaker regarding comprehensive plans and zoning law was made by Bill Ralston, 2<sup>nd</sup> by A. Weinstock. Bruce has served on the training program faculty for the Monroe County Planning Department, New York Planning Federation, Association of Towns, New York State Bar Association and the Rochester, State and National Home Builders Associations University of Housing. He has agreed to speak to us as a volunteer who is happy to share his experience. Discussion ensued and the motion was suggested to be tabled.

At the last Town Board meeting Sydney Waller commented on the status of the comprehensive plan, and noted the need for formal commitment from Town Board to access additional funds.

The Town Board discussed scheduling a facilitated special Town Board meeting devoted to exploring options and possibly reaching consensus regarding a path forward the comprehensive plan. They discussed engaging the services of an independent paid community facilitator. This would be a public meeting, no vote was taken.

Motion to hold a special meeting reinstated by B. Ralston, 2<sup>nd</sup> A. Rodd. All in favor.

OLD BUSINESS

Tom Breiten appeared before the board with a revised plan regarding demolition of an existing structure and construction of a single family residence at 159 Lippitt Development Road, Peggs Bay. Tax # 70.11-1-6.00. This is a Type 2 Action as listed under State Environmental Quality Review (SEQR) as it qualifies as a demolition and rebuild of a single family home. An Environmental Assessment Form (EAF) was submitted. The previous plan showed a 27' encroachment on the 100' setback line from Otsego lake. The new proposed plan retains an identical footprint of the existing structure, and is outside the 100' setback because it has been moved further away from the lakeshore. The structure has also been rotated slightly, and as proposed is below the 35' height limit. Height calculations for elevations were provided. The plan labeled "L3" showed a proposed storage shed at the edge of the lake, that has been removed from the application and is not allowed under the zoning law. A zoom attendee voiced concern in regards to the height of the garage as it would appear from the lake, those concerns were addressed. Motion to approve application modified as follows: The upper part of the garage will be storage, and is not to be used as living space or contain a bedroom of any type. This application is for a single family residence only, and the limit of the garage pitch shall be no more than 8/12. Motion to approve S. Waller 2<sup>nd</sup> by A. Weinstock. All in favor.

Motion to adjourn by A. Bagnet, second A. Weinstock. All in favor.

Meeting adjourned at 9:25 pm

Respectfully submitted, Andrew G. Bagnet, Secretary