

**Town of Middlefield Planning Board**  
**Minutes of regular meeting, January 4, 2018**  
Present were members Newman, Waller, Karl, and Kortick;  
also town Supervisor Joe Harris

Meeting was called to order at 7:02 PM.

Minutes of the December 2017 meeting were read.

Motion by Kortick, 2nd by Waller to approve the minutes as read. All in favor

1) Mary Leonard appeared with the ongoing application for the PDD process of Carefree Gardens / Origins Cafe at 558 Beaver Meadow Rd. Also appearing was architect Susan Snell, with the completed site plan and other information.

Discussion of parking and traffic flow issues.

Because this proposal is an existing use under temporary permit, questions have been raised in previous seasons about parking. The current site plan increases off-street parking, modifies an on-site road, and adds a turnaround on Beaver Meadow Road for traffic flow improvement.

Discussion of setback and principal building requirements for PDD.

The existing residence has a setback of 45 feet from Beaver Meadow Road; this makes it a pre-existing nonconforming structure. This status would continue under a zoning district change.

The current parcel has three principal buildings. One of the proposed uses for the PDD might add two residences at the rear of the property; this would require a variance at the time of construction to increase the number of principal buildings to five. An alternative would be to subdivide the property into two lots, each with its own road frontage, so as to have no more than 3 principal buildings on each lot.

Review and discussion of the EAF. The Town Board is required by our Zoning Law to be the lead agency for the SEQR process, and may take the recommendations of the Planning Board on this matter.

Motion by Waller, 2nd by Karl to certify this application for PDD as complete and recommend approval to the Town Board. All in favor.

Disclosure note: Chairman Newman has a minor business relationship with Origins Cafe; since this motion does not involve approving any documents, but only certifying the application as complete, the board's consensus is that no conflict occurs in the vote.

2) Discussion of short-term rentals, mainly in Bowerstown. Sydney Waller read a publication from AARP that indicates short term rentals are an issue nationwide, and affect the buying decisions of many people moving to an area for the first time. Bowerstown residents still have concerns about the apparent shift in that hamlet toward more commercial-type rentals, rather than owner-occupied ones. Discussion of regulations in the Villages of Cooperstown and Milford, and the Town of Milford. Supervisor Harris indicated that the Town Board would not be interested, at this time, in passing any permit law regarding short-term rentals.

There being no further business, motion by Kortick, 2nd by Waller to adjourn. All in favor.

Meeting adjourned at 8:27 PM.

**respectfully submitted,**

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**Neal Newman, acting secretary**