

Town of Middlefield Planning Board

Minutes of the regular meeting, November 2, 2017

Meeting started at 7:06 P.M.

Present: R. deRosa, M. Fink, M. Karl, J. Nemec, N. Newman, S. Waller

Minutes of the October 5, 2017 meeting read and approved with minor revisions.

OLD BUSINESS

The Planning Board will wait until after the Nov. 6, 2017 election to proceed with a short-term rental policy if so tasked by the newly elected board.

The Planning Board can proceed with a proposal to that effect but it has adopted a wait and see posture.

A general discussion ensued with respect to allowable uses under the present zoning and PDD laws with respect to a variety of enterprises, including farm cideries and breweries, as well as farm to table restaurants, etc. At present any operation of this nature would require the submission of a PDD proposal, since the town of Middlefield does not at present allow for commercial enterprises. The Carefree Gardens/Origins Cafe is currently preparing a PDD proposal. The possibility of reducing the minimum acreage required for a PDD was discussed, but no agreement reached. Further research and discussion is required.

NEW BUSINESS

Bob Sutherland appeared before the board as a representative of the Clark Foundation, 19 Main Street, Cooperstown, NY 13326 to request that the upper two (2) bays of the present parking lot on River Road be retained once the present parking lot permit expires. The remaining bays would be used for parking during the annual 4-H livestock show. The board advised Mr. Sutherland to return with a detailed site plan, which includes setbacks, approximate number of parking spaces, and the total area involved. Once that is completed, the board will consider certifying this as an allowable use.

Motion to adjourn by R. Kortick, 2nd. by S. Waller

Meeting adjourned at 8:50 P.M.

