

TOWN OF MIDDLEFIELD PLANNING BOARD
MINUTES OF THE REGULAR MEETING
March 3, 2022

PRESENT: Chair Sydney Waller, Andy Baugnet, Roy Kortick, Johnnie Nemece, Bill Ralston (zoom), Abby Rodd (zoom)

Also: Neal Newman, Middlefield ZEO, Jennifer Pindar (zoom), Town Board Liaison, Beth Moakler Town Clerk (zoom)

Meeting was called to order 7:03 pm by Chair Waller

Minutes of the February 3 meeting were read. Motion to approve by J. Nemece, 2nd made by R. Kortick, All in favor

NEW BUSINESS

Dennis Rifanburg 194 Tabor Road, Schenevus, NY (tax map #149.00-1-23.00) appeared before the board for a lot line adjustment. Lot size before adjustment 28.37 acres, lot size after adjustment 16.37 acres. Appropriate application was submitted along with a hand-made sketch and copy of the deed.

Motion to approve lot adjustment contingent upon completed stamped survey by J. Nemece, 2nd B. Ralston, all in favor.

Tom Breiten appeared before the board on behalf of a client in regards to demolition of an existing structure and construction of a new home. Property location is 159 Lippitt Development Road, Peggs Bay. Tax # 70.11-1-6.00. Site plans and supporting documents were presented and reviewed. The planning board requested a site visit based on height calculations. Town of Middlefield Local Law No. 1 of the YEAR 2011, ARTICLE II-DEFINITIONS, Paragraph 8.1 Height of a Building: *The height of a building is a vertical distance from the average natural ground level on all sides of the building to the highest point of the building.* This project must adhere to a 25' height restriction.

Also discussed were ARTICLE IV-DISTRICT REGULATIONS, Paragraph G, Otsego Lake/Susquehanna River Shore line Protection area, and the specifics that pertain to the proposed project in regards to the requirements for the proposed project, shoreline protection, setbacks and proposed tree cutting. Also discussed were the building envelope and how the new construction would be replacing the footprint of a previous deck with the new home itself.

Planning Board candidate Arthur Weinstock appeared before the board with a completed application for Planning Board opening. J. Nemece made a motion to advance his name to the Town Board for recommendation. 2nd R. Kortick, all in favor.

OLD BUSINESS

Planning Board officials are required to create specific email addresses for town business, and not use personal email addresses.

The Planning Board's Small Group met March 2 and are working on the list compiled by Neal Newman which was made after the October 5, 2021 meeting. They plan to meet again next month and report back.

Informational zoom sessions are available: Sustainability Elements in a Comprehensive Plan (recording available) and Smart Growth Communities (recording available). These are made available by Aishwarya Mukund, the new Environmental Planner at OCCA.

Motion to adjourn by R. Kortick, 2nd J. Nemece. All in favor.

Meeting adjourned at 8:34 pm

Respectfully submitted, Andrew G. Baugnet, Secretary