

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

Present: A. Baugnet, R. deRosa, J. Nemec, B. Ralston, S. Waller

Also: Peg Leon and Bud Tabor, Town Board Members; Neal Newman, ZEO

Meeting called to order at 7:05 P.M.

Reading of the January 3, 2019 minutes: Motion to accept as corrected by J. Nemec, 2nd. by R. deRosa; all in favor

- The board reversed its action to act as lead agency for the Heritage Veterinary Clinic PDD project by unanimous vote. The Town Board will be the lead agency.
- 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) to present the site plan for the Heritage Veterinary Clinic/Kennel project located on County Route 11C (Tax Id: 146-00-30.02). The pre-application conference for a PDD was held at the January 3, 2019 meeting. Mr. McManus appeared before the board on this occasion with a preliminary site plan, which the board reviewed and deemed acceptable. After some discussion re: lighting and parking space sizes, the board agreed that the final site plan might include parking spaces sized down to 9' x 19' and some indication of where down lighting units will be placed. These changes will be reflected on the site plan submitted to the Town Board.
- Some animated and prolonged discussion ensued as to the PDD process. Ultimately, the board pointed out that the application process for a PDD "should be made to the Town Board and the Town Planning Board simultaneously," despite his objections to what he considers to be a duplicative process. Mr. McManus agreed to abide by Items 1-9 as stipulated in Town of Middlefield Zoning Law 4.25.11, C. 3.b. With respect to items 6-8, we pointed out that written descriptions should be as concise as possible. It is the board's understanding that a completed PDD application will be presented the Town Board at the June 12, 2019 meeting and that a copy, including all required documents, will be provided to the Town Planning Board. The Planning Board has yet to review a completed EAF.
- Dick deRosa reminded the board that he will be absent from board meeting March, April, and May. A temporary secretary will have to be appointed. To whomever it is, please remember to include tax id #s for all plots under consideration.

Motion to adjourn by S. Waller, 2nd. by R. deRosa. All infavor
Meeting adjourned at 8:26 PM

Respectfully submitted,

Richard J. deRosa, Secretary