

Minutes - Town of Middlefield Planning Board, May 2, 2024

Board Members Present: Chair, Sydney Waller, Roy Kortick, Johnnie Nemec, William Ralston, Abby Rodd, Carol Kennedy

Others Present: Neal Newman, Middlefield ZEO, Jennifer Pindar-VanKampen, Town of Middlefield Board Member (via Zoom)

Call to order by Sydney Waller at 7:02 PM

Privilege of the Floor (Community questions and comments) - None

Minutes of April meeting - Read by W. Ralston, Secretary (acting)

Motion to approve April 2024 meeting minutes: Johnnie Nemec, second Abby Rodd. All in favor.

Projects from the community:

- Eileen Murphy: Lot Line Adjustments & Simple Subdivision
 - Reviewed a modified survey showing slightly different lot line adjustments from those previously approved in March 2024 Planning Board meeting. These applications were to combine (via lot line adjustments) three parcels, 178.00-2-3.02, 179.00-1-9.04, and 179.00-1-11.00 and then execute a simple subdivision of the result.

Motion to approve modified Lot Line Adjustments & Simple Subdivision application by Eileen Murphy: Roy Kortick, second William Ralston. All in favor.

- Brian Chapin (Surveyor) for Patricia Slater: Lot Line Adjustments
 - Reviewed a preliminary proposal for lot line adjustments between (3) separate tax parcels owned by the Eric Hunter Slater Estate. The proposed lot line adjustments would involve parcels tax ID 148.00-1-1.01, tax ID 148.00-1-2.00, and tax ID 148.00-1-24.
 - The Planning Board reviewed and discussed the information and documents presented, and advised applicant that all appeared to comply with the zoning law and procedures and should be presented at a future meeting.

Update on Final Draft of Comprehensive Plan

June 1, 2024, is the deadline for feedback on the Plan.

Concerns and suggestions

- Issues with some maps, such as confusing or misleading map information, map legend and resolution issues. Examples: information on Agricultural map and Cultural Sites, information on Emergency services map, and map spellings for Barnum / Barnham Road and its location depending on the map – some list Cooperstown and some list Cherry Valley.
- Separate “Text” from “Maps” to allow for addition of updated maps and removal of less desirable maps. Leave out embarrassing maps and have a notation in text with something like “Being developed” or “In progress of being updated”.
- Main feedback was that goals and actions were not enough. Perhaps highlighting sustainability and resiliency in response to climate change goal and include on impact on businesses and ecological regions.

Updates from Most Recent Town Board Meeting

- Installed a new septic system and leach field at a cost of about \$30,000.

- No new updates on finding a home for the town barn, which is in the flood zone for the Cherry Valley Creek.

Updates on Climate Smart Community Task Force

- Task force is getting support from the Mohawk Valley Economic Development District.
- Town of Middlefield is on its way to getting Bronze Certification. Along with the certification comes some funding for clean energy communities.
- In the future, minutes of the meetings will be shared with Planning Board members.

Updates on Draft ADU Law

- Statements of the previous draft of ADU law were corrected based on suggestions from Dave Clinton.
- Board agreed that there should be clarification of statement 4g to read “filed by the applicant” and “filed with the appropriate issuing authority”.
- Suggestion is to remove the sentence, “*The Planning Board may recommend such reasonable conditions and restrictions as are consistent with the spirit and intent of the Zoning Law, including the ADU provisions.*”
- The Town Board in consultation with Dave Clinton will deal with the number of days in statement 4g.
- Agreed to use on “transient” rather than “short term rental” in ADU Law since “transient” is in the zoning law definitions.
- Modifications will be made and sent to Planning Board, Town Board, Neal Newman (ZEO), and David Clinton (Town Attorney) for review.

Motion to approve the Draft of the ADU law with suggested modifications: Abby Rodd, second Roy Kortick. All in favor.

Announcements

- Bluebird houses (from a grant from the Delaware-Otsego Audubon Society) were checked and found 1 dead bluebird.
- Trainings: May 8 Trainings by County Planning Department have moved to Milford School. May 21 – Offered by HOCCPP (Herkimer Oneida Counties Comprehensive Planning Program) offered at Mohawk Valley Community College from 4:30. – 8:15 PM.

Motion to adjourn: Johnnie Nemec, second William Ralston. All in favor.

Meeting adjourned at 8:05 PM.

Respectfully submitted, C. Kennedy