

Minutes - Town of Middlefield Planning Board, April 2, 2026 (Draft)

Board Members Present: Carol Kennedy, Sydney Waller, Julie Joyce, Rob Mol, Abby Rodd, Johnnie Nemece

Others Present: Neal Newman Town of Middlefield ZEO

Call to Order: Chair Sydney Waller, 7:02PM

Privilege of the Floor – None.

Minutes of March 5, 2026, Meeting

Read by Carol Kennedy secretary. *Motion to approve March 5, 2026, minutes as modified - Johnnie Nemece, seconded by Abby Rodd . All were in favor.*

Projects from the community - None

Old Business & Reports

- Updates from March Town Board meeting
 - Alan Ruffles, Otsego County Treasurer, gave a presentation about reading a tax bill, which also included information about issues associated with property assessment and NYS equalization rate reevaluation.
- Middlefield Climate Smart Community Task Force
 - Application for the Bronze certification was resubmitted with missing portions completed – for example the greenhouse gas inventory.
- Update, Farmland Protection definitions status
 - Public hearing before the April 14 Town Board meeting – Definitions will be presented and hopefully approved.

- Farmland Protection Subcommittee Update

Read by Carol Kennedy secretary. *Motion to approve minutes from February 24, 2026, meeting with modifications - Julie Joyce, seconded by Abby Rodd. All were in favor.*

- Next Subcommittee Meeting – Rob Mol
- April 21, 2026, 6:30 next meeting - with the focus a discussion of where additional language might be added to zoning law.
- Update on Short Term Rentals (STRs) in Middlefield
 - In 2022 a Middlefield Planning Board subcommittee had looked at the data about STRs from the county. Julie Joyce gathered and compiled that data and more current data from 2025 and reviewed, compared and presented the data. A suggestion was made to compare information and data from the County Treasurers Office and from the County Codes Office as well.
 - Lauren Ferrara, a Middlefield Town Board member and future liaison to Planning Board, is interested in STRs in Middlefield and the impacts of STRs on the public.
 - There was some discussion of possible need to add additional requirements for transient rentals – perhaps have a special permit (like that seen in Milford) or have requirements like those described in the ADU zoning law. Another requirement suggested was that for STRs the contact information of owner might be posted on the front of the house so that the public might contact them with any renter issues they observe.
 - Currently, there is no permit or fee for short term rentals.

New Business

- Presented updates of conversation with planner Nan Stolzenburg. Her suggestion was that we look at other towns with populations and economic conditions more like ours – example, Pine Plains.
- Suggestion that in the future we might look at Coding & Tracking from the ZEO monthly reports to look for or trends.

Announcements

- NYPF Conference, Otesaga, April 19-21
- Pace University Land Use Conference, free, June 1-3, 2026

Motion to adjourn made by Abby Rodd, seconded by Johnnie Nemeč. All were in favor.
Meeting ended at 8:14 PM. Minutes respectfully submitted, C. Kennedy

DRAFT