

Minutes - Town of Middlefield Planning Board, Aug 1, 2024

Board Members Present: Sydney Waller, Roy Kortick, Johnnie Nemec, Carol Kennedy

Others Present: Neal Newman Town of Middlefield ZEO

CALL TO ORDER: Sydney Waller, Chair – 7:01 pm

PRIVILEGE OF THE FLOOR: None

MINUTES OF PREVIOUS MEETING: June 2024 (error correction portion) and July 2024
Read by C. Kennedy, Secretary

Motion to approve the corrected June 6, 2024, meeting minutes: Johnny Nemec, second Roy Kortick. All in favor.

Motion to approve with changes the July 3, 2024, meeting minutes: Johnny Nemec, second Roy Kortick. All in favor.

PROJECTS FROM THE COMMUNITY

Chris Reinauer

Chris Reinauer returned to present a proposed project to modify structures on the property located at 162 Pegg's Bay. The proposed project would be to rebuild the two non-conforming buildings within 100 feet of the Lake to make them less non-conforming. Currently there are the remains of two buildings, both of which have attached decks, and there is also a free-standing raised deck. Two board members visited the site - William Ralston and Sydney Waller. Questions remained about including an attached deck with a railing as part of the building's footprint – and transforming the attached decks into living space. It was mentioned that in the past the Zoning Board of Appeals interpreted this as allowable - changing the building design and living space if it maintained the original building and or structure footprint.

Clarification was made between the terms “building” and “structure”. Also, the term “building footprint” referring to area of the structure to the exterior walls and foundation. However, since the original structures did not have foundations – rather were built on posts which included the attached deck, the deck could be included in the footprint. Additionally, the decks on both buildings had roofs.

The Board agreed through consensus that total footprint of the two buildings was 1090 square feet. This included the square footage of the two buildings and of the attached decks on each building, which at one point had roofs. The 120 square foot free-standing deck is not included in building footprint. The Board advised the property owner that a Site Plan would be needed.

Michael Kiser

Michael Kiser proposed a project to build a self-storage with 36 units and perhaps a campground on the property located on Route 166 on the site of an old gravel pit. This project would have to go through a Planned Development District (PDD) process since it is a commercial project. The property owner was advised about the PDD process and need for a site plan.

OLD BUSINESS

A SEQR was completed for the Comprehensive Plan and the new ADU law. Public Hearing for both will be at the next Town Board meeting on August 13th.

TOWN BOARD MEETING UPDATE

- Climate Smart information was shared, and Middlefield is receiving grants that support Middlefield being more climate adaptable community.
- 2025 is the 150th anniversary for Middlefield School Building.
- Town has spent all American Rescue Plan Act (ARPA) funds, a report was created and will be available if public asks the Town Clerk.

NEW BUSINESS

Suggestion to look at the shoreline rules sometime in the future and perhaps clarify the role of the Planning Board. For example, the wording about reviewing docks and erosion control, which may be better reviewed by other agencies or clarified.

ANNOUNCEMENTS

- Board members are reminded to submit digital copies of workshop and professional development hours to the PB Secretary so they can be sent as one large file to the Town Clerk.
- Workshop tomorrow about clean heating and cooling systems
- There is a talk being given about (Harmful Bacterial Blooms) HABs in our lake
- Otsego Lake Annual Gathering next Saturday
- Complete survey on Renewable Energy Project by the Mohawk Valley Development District
- H5N1 is making its way towards us and the worry is about how little is being said and done about the virus, especially since there are many cattle farms in the area.

Motion to adjourn: Johnny Nemec, second Roy Kortick. All in favor.

Meeting adjourned at 8:22 PM. Minutes respectfully submitted, C. Kennedy

Accepted as read September 5, 2024