

## Minutes - Town of Middlefield Planning Board, Feb 6, 2025

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

Others Present: Neal Newman Town of Middlefield ZEO, David Karl Town of Middlefield Supervisor, Julie Joyce and Cleo Mook (Planning Board Candidates)

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**Call to Order:** Chair Sydney Waller, 7:01 PM

**Privilege of the Floor** - none

### **Minutes of January 2, 2025, Meeting**

Read by Carol Kennedy secretary

*Motion to approve January minutes - Johnny Nemec, second– Bill Ralston. All in favor*

### **Projects from the community (in the order of application)**

John Pathrose (via zoom) asked for a lot line adjustment, which would join two properties and remove a lot line. Lot 195.00-1-18.11 (10 acres dissolve) and lot 195.00-1-18.01 (increase from 60.9 acres to 70.9 acres). Board said the need for a survey can be waived since they are not creating any new boundary lines.

*Motion to recommend Pathrose proposal to the Town Board for approval without the need for a survey – Bill Ralston, second - Johnnie Nemec. All in favor.*

Neal Newman described a proposal by Seth Johnson (who was not present at this meeting). Mr. Johnson came to him for a consultation about a small outdoor market on his property, part of which is in the Hamlet of Middlefield and the rest of the property is in the R-80 district. The lot is 133.00-1-32.00 and has frontage on route 35 and Whiteman Rd. The proposal was for numerous vendors, including retail sales under tents or in booths. Neil suggested that Mr. Johnson's proposal may work best with a seasonal Temporary Special Use permit. It was also suggested by board members that neighbors may need to weigh in on the impact of the proposal.

Will Green attorney from Cooperstown representing Robert Hamilton & Evelin Hamilton of 194 Campbell Hill Rd – Lot 163.00-1-33.02, for a lot line adjustment. Purpose is to gain road frontage for 194 Campbell Hill Rd – lot 163.00-1-33.02 from Thomas Quinn - 202 Campbell Hill Rd – lot 163.00-1-33.03 which would lose 0.05 acres and would be added to the Hamilton property. Documents needed for Town Board for approval for the lot line adjustment were provided by Will Green.

*Motion to recommend Hamilton proposal to the Town Board for approval– Abby Rodd, second - Johnny Nemec. All in favor.*

### **Old Business & Reports**

#### **Updates from most recent Town Board meeting**

It was an organizational meeting that the Town does the first month of every year, in addition to the regular monthly meeting.

#### **Update on Climate Smart Community Task Force**

Some things the task force is looking into are insulating the highway barn office, an energy assessment of barn which could lead to additional projects, and solar panel project for the roof of the barn. Discussion of finding a new location for the garage which would need approximately 8 acres of land.

#### **Update on Shoreline and Lake Protection Area Revision of Section G in Town of Middlefield Zoning Law**

Dave Karl described a suggestion for new septic system built having to pay a fee to have septic system inspected. This would also be the case for anyone in the Lake Protection Area which would need inspections every 3 years. There was some discussion and clarification about who would be doing the inspections and collecting the fees. Currently it is the Village of Cooperstown's job. Also, there was some discussion about the

suggested wording about having the septic systems in Lake Protection Area designed to 150% capacity. It is unclear how this would be done from an engineering standpoint. There was a suggestion that perhaps engineering plans for new septic systems be peer reviewed by a second engineer. Question about who would have the jurisdiction over these reviews – the Towns or the WSC or some other group or agency. Point was made that septic systems are designed with inherent overcapacity. Suggestions for modified wording for the revision of section G in Town of Middlefield Zoning Law have been forwarded to the Town Board for their review.

**New Business:**

There was an informal conversation and interview with a Planning Board candidate - Cleo Mook

*Motion to recommend to the Town Board Cleo Mook's appointment - Bill Ralston, second Abby Rodd. All in favor*

Potential Subcommittees

Short Term Rentals, Home Occupations Businesses (Bill Ralston interested in working on this subcommittee), and Cluster Housing. Time commitment for these projects are meetings once or twice a month for 3 – 6 months.

**Announcements**

*Motion to thank Roy for his years of service – Sydney Waller, second – Carol. All in favor.*

*Motion to adjourn - Abby Rodd, second – Roy Kortick. All in favor. 8:02*