

Minutes - Town of Middlefield Planning Board, Jan 2, 2025 (Approved)

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

Others Present: Neal Newman Town of Middlefield ZEO

CALL TO ORDER: Chair Sydney Waller, 7: 00 PM

PRIVILEGE OF THE FLOOR: None

MINUTES OF PREVIOUS MEETING: Nov 7, 2024, Read by C. Kennedy, Secretary

Motion to approve with modifications - Johnnie Nemec, second Roy Kortick. All in favor.

PROJECTS FROM THE COMMUNITY:

A- Jim Lantvet, subdivision proposal - c

Creation of 2 lots (simple subdivision) of a 35.21-acre property into one 5-acre lot with house and another lot of 30.21 acres. Proposed new lots will have appropriate road frontage.

Motion to make a recommendation to the Town Board for approval the simple subdivision conditional upon survey being done - Johnnie Nemec, second Bill Ralston. All in favor

OLD BUSINESS

A- Updates from most recent Town Board meeting

Bill Ralston went to meeting – Nothing related to planning board mentioned

B- Update on Climate Smart Community Task Force

Task force is beginning to accrue grants

C- Shoreline and Lake Protection Area – Revision of Section G in Town of Middlefield Zoning Law

A subcommittee of Bill Ralston, along with Sydney Waller, Roy Kortick, Neal Newman and Dick DeRosa have worked hard on this. Bill created a DRAFT that Board members reviewed. Some aspects of the DRAFT include - defining (or redefining) terms such as Deck, Porch, Patio and Footprint, redefinition of the height of the building to be the height (30 ft limit) from the lowest point rather than the average all the way around, contain a detailed erosion control plan and increase the capacity of the septic system to 150 %. The Watershed Supervisory Committee was enthusiastic about this suggestion but there still is an issue of who has control of monitoring this. Suggestion to clarify the term DBH – diameter at breast height to be 4.5 feet.

There was discussion by the Planning Board members about who should be responsible for monitoring septic systems.

Motion to make a recommendation to the Town Board for review of the draft of the Shoreline and Lake Protection Area – Revision of Section G in Town of Middlefield Zoning Law, including clarified definitions (deck, porch, patio, footprint), - Abby Rodd, seconded - Johnnie Nemec. All in favor.

NEW BUSINESS:

A. New potential Planning Board members:

Informal conversation / interview with Julie Joyce

Vote to recommend to the Town Board her appointment – all in favor

B. Suggestion to have discussions at later meetings on:

1. Cluster Housing – Sydney. Housing of this type may be important to our affordable housing crisis to provide homes but to maintain our open spaces. Some ideas that were floated – senior housing and mixed housing.
2. Home Occupation Law – may need to be revisited, including allowable uses for Hamlet District

ANNOUNCEMENTS

Reminder to complete NY Planning hours and to submit them to Carol Kennedy (secretary) so that they then can be sent to the Town Clerk.

NY planning Federation has meeting in April – suggestion to submit the ADU law for consideration of one of the awards.

Motion to adjourn -Bill Ralston, second – Abby Rodd. All in favor.

Meeting adjourned at 8: 06 PM. Minutes respectfully submitted, C. Kennedy