

# Minutes - Town of Middlefield Planning Board, July 3, 2024

Board Members Present: Sydney Waller, Roy Kortick, Johnnie Nemece, William Ralston, Carol Kennedy

Others Present: Dave Karl, Town of Middlefield Supervisor

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CALL TO ORDER Sydney Waller, Chair – 7:03 pm

PRIVILEGE OF THE FLOOR - None

MINUTES OF PREVIOUS MEETING – June 2024

Read by C. Kennedy, Secretary

*Motion to approve with changes that include sources of updates from Committees or Meetings - June 6, 2024, meeting minutes: John Nemece, second Roy Kortick. All in favor.*

## PROJECTS FROM THE COMMUNITY

Chris Reinauer presented a proposed project, with sketches, to make modifications to structures and the property located at 162 Pegg's Bay. According to the owner and neighbor (both at this meeting), this property is in a state of extreme disrepair since it appears to have been abandoned for several years. The original (pre-existing) structure is in the protection area - within 100 feet of the lake. The proposed structures will be slightly moved back away from the lake but would still be within the protection area, although it would be less non-conforming. There were two major issues and questions about the project. The footprints of proposed (remodeled) structures are larger than original structures. The definition of a deck – since the decks on the original structures were included in calculating the square footage.

*The board tabled the proposal and recommended that the applicant return to a later meeting with modified plans addressing the zoning definition of a deck and the footprint differences.*

## OLD BUSINESS

### UPDATE ON FINAL DRAFT OF COMPREHENSIVE PLAN

Dave Karl, Town of Middlefield Supervisor reported that the Town Board will be reviewing the State Environmental Quality Review Act (SEQR) Parts 1 & and completing SEQR Part 2 at the next Town Board meeting.

### UPDATE ON FINAL DRAFT ADU TEXT

Dave Karl, Town of Middlefield Supervisor reported that the Town Board will be reviewing the SEQR Parts 1 & and completing SEQR Part 2 for the new ADU law. Dave Clinton, Town of Middlefield Attorney, will submit the 239 Review to the county and when that comes back there can be a public hearing anticipated for the August Town Board meeting.

## NEW BUSINESS - None

## ANNOUNCEMENTS

Sydney Waller reported that the Middlefield Historical Association will have Community Day on July 14<sup>th</sup> where pies will be sold, and they are asking for pie donations.

*Motion to adjourn: Johnny Nemece, second William Ralston. All in favor.*

Meeting adjourned at 7:55 PM. Minutes respectfully submitted, C. Kennedy