

Minutes - Town of Middlefield Planning Board, March 6th, 2025 (Draft)

Board Members Present: Bill Ralston, Carol Kennedy, Sydney Waller, Johnnie Nemec, Julie Joyce, Cleo Mook

Others Present: Neal Newman Town of Middlefield ZEO and Dave Karl Town Supervisor

Call to Order: Chair Sydney Waller, 7 PM

Privilege of the Floor - None

Minutes of Feb 6, 2025, Meeting

Read by Carol Kennedy secretary

Motion to approve February 6th minutes with described modifications - Johnnie Nemec, second – Julie Joyce. All in favor.

Projects from the community (in the order of application)

A- Clark Sports Center

Padraic MacLeish from the Clark Sports Center submitted a site plan review proposal for expanding an existing shed on the property to create a new salt / road sand storage shed. The current shed is used to store materials for maintaining parking lot used by Bassett Hospital, other properties in Cooperstown and the Sports Center and is not in a flood risk area. The goal is to create a new larger and deeper structure in place of the existing shed that would allow for one major delivery of salt/sand used throughout the winter season and to reduce salt runoff into the nearby Susquehanna River. The planned building will be enclosed with an open front that will allow for salt/sand deliveries in drier and warmer seasons. It will have no electricity or water. The proposed building is to be constructed in the parking lot and will not remove trees, farmland or lawn areas and is not intended as a garage for vehicle storage, although that may occasionally occur. There should be no change in the number of vehicles that carry and distribute the salt and there is an expected reduction in number of larger vehicles delivering salt since the delivery will be once a season rather than several times during the season.

B- Seth Johnson

Presented a proposal for a small outdoor market on his property on Sundays from Memorial Day through Labor Day (permit states – May 4th through October 5th), 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 Whitman Rd. The entrance to the market would be a field access driveway from route 35 with and possible exit onto Whitman Rd. Mr. Johnson has completed a Seasonal Temporary Special Use permit, including liability insurance. The proposed market would have numerous vendors, including retail sales under tents or in booths. According to the Town's zoning laws, the Town Board issues these types of permits, but the definition of a temporary permit is somewhat vague. Additionally, the zoning law states that the Planning Board may determine that the proposed use is similar enough to an existing allowed use that it can be permitted. The proposed market is some distance away from near neighbors. Market plans to have porta-potties and emergency vehicles could enter site from Rt. 35. Applicant described a simple design of the proposed market. There was some discussion of rules governing the sale of produce and prepared foods and notifying neighbors about the project.

Motion to recommend Johnson proposal to the Town Board for approval because while unique, it meets the special use criteria and that it similar enough to other approved Temporary Special Use permits – Johnnie Nemec, second Bill Ralston – Julie abstained, but all others were in favor.

C- Bryant Kolner

Application for the construction of a garage in the Lakeshore Protection area at 108 Memory Lane, lot 70.11-1-3.00. Applicant's driveway is an extension of Memory Lane (a private road), which he maintains for his property and the other camps that use Memory Lane to enter and exit their properties. The proposed garage will be 176' from the Lake shore edge, will cover an existing blacktopped area. Proposed three car garage will be approximately the same height as the existing home on the property (two stories) with a second story storage

space and have electricity and heat, but no plumbing. Applicant told to have engineering plans brought or sent to April meeting but does not have to attend the meeting. Board in general approves of the plan but would like to see the engineering drawings.

Old Business & Reports

Updates from most recent Town Board meeting

One thing that was of interest was the amount Town of Middlefield gets from FEMA for certain projects, including Ottaway Road, Sibley Gulf Road, Mill Street bridge. Removal of those funds would mean a lot to our community.

Update on Climate Smart Community Task Force

We are in line for a \$50,000 grant for Town Hall to go solar

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

Bill will send a copy of latest iteration of the zoning law to Dave Clinton to review and to Dave Karl of the Town Board as well.

New Business

Request from Supervisor

Dave Karl asked us to review a letter he composed in response to WSC inquiry. Bertine McKenna of the WSC asked for input on four items asked for by their consultants. The requests for input are basically zoning law questions. These are the questions:

1. Zoning Reg's. Do you plan to update

These are in progress of update

2. Site plan review requirements and process for any land use.

These are in progress of update

3. Overlay districts riparian buffer zones and setbacks

Clarify 500-foot setback

4. Docks and mooring laws

Planning Board does approve docks but has not jurisdiction to do so – it falls on the DEC, so this will be part of our update

5. Flood drainage protection - do they have anything other than the state Reg's?

Planning board members will get back to Dave Karl (via email) with their recommendations about his response.

New Sub-committees

Home occupations – Bill Ralston (head), Cluster Housing – Carol Kennedy, Sydney Waller, and Cleo Mook (head), Short Term Rentals – Julie Joyce (head). Short discussion of short-term rentals, possibility of a registry, bed tax and where those dollars go.

Announcements

None

Motion to adjourn -Johnnie Nemeec, second - Julie Joyce. All in favor. 8:30 pm. Minutes respectfully submitted, C. Kennedy