

Minutes - Town of Middlefield Planning Board, Nov 7, 2024 (Draft)

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

Others Present: Neal Newman Town of Middlefield ZEO

CALL TO ORDER: Johnnie Nemec, Vice – Chair, 7:00 PM

PRIVILEGE OF THE FLOOR: None

MINUTES OF PREVIOUS MEETING: Oct 3, 2024, Read by C. Kennedy, Secretary

Motion to approve Oct 3, 2024, meeting minutes with modification (change “public meeting” to “public hearing”)
- Bill Ralston, second – Roy Kortick. All in favor.

PROJECTS FROM THE COMMUNITY:

a. John Cerato/Will Dykstra (builder), 2230 Co Rte. 33

Asked for approval of a permit to convert a portion of barn/garage (an accessory building) into an Accessory Dwelling Unit (ADU). Applicant currently has a zoning permit for building a primary dwelling on the property. All distances between buildings and setbacks are as required.

Motion to make a recommendation to the Town Board for approval, plan for the ADU as long as there are no significant changes to what has been approved - Bill Ralston, second – Abby Rodd, All in favor.

b. Jesse Goldfinger, 186 Water's Edge Rd

Asked for approval for a project to build a home that is less than 500' from Susquehanna River. Proposed home will have 200' of road frontage and no structure will be within 100' of the river. Currently there exists a well, septic system and driveway. ZEO will modify the application to state it is a single-family residence rather than a 2-bedroom house.

Motion to approve with modifications to the application as described by ZEO – Bill Ralston, Second - Roy Kortick, All in favor.

c. Suzy Knight, Friends of the Park - Fairy Springs – final application

Presented information about the project that described how the group used a donation from the Town of Middlefield to come up with ways to make the Park more accessible and to enhance viewing areas (Fairy View). These included, relocating the position of the road that passes through the park (Fairy Spring Lane) from in front of the pavilion to behind the pavilion, modifying the pavilion to be handicapped accessible (with handicap restroom and parking), and to add a viewing deck to the pavilion. The proposed project is to be completed in several phases depending on approval and funding. Engineers consulted about the project suggested two designs for the road to avoid erosion (retaining wall vs slope), with building a retaining wall to be the better solution. The proposed a deck addition will increase the building footprint and make the structure closer to the lake although the added deck would be more than 100' from the lake.

Motion to approve - the site plan with the added deck – Abby Rodd, second – Roy Kortick, All in favor.

d. Robert Jorgensen, Darling Rd

Asked for approval of a lot line adjustment that adds 7.9 acres from Parcel 102.00-1-1.01 (owned by Werner Weigel) to an adjoining parcel owned by Robert Jorgensen.

Motion to make a recommendation to the Town Board for approval of lot line adjustment - Bill Ralston, second – Abby Rodd, All in favor.

e. Sam Dubben, Rezen Rd.

Asked for approval of a lot line adjustment where parcel 118.00-1.02 is to be added to parcel 118.00-2-19.00 (both owned by the applicant). Board concluded that the survey can be waived due to existing

boundaries (road and previously surveyed boundaries). This action will eliminate a boundary and not create a new one.

Motion to make a recommendation to the Town Board for approval for lot line adjustment and waive survey requirement due to presence of existing boundaries - Roy Kortick, seconded – Bill Ralston, All in favor.

OLD BUSINESS

Update on Climate Smart Task Force - Written summary provided by Sydney Waller

Updates on Shoreline and Lake Protection Area - Bill Ralston

Group hopes to meet next week. Bill Ralston went to Watershed Supervisory Committee (WSC) to garner their support in working with the Shoreline and Lake Protection Area group in modifying the septic system rules to increase system robustness. The WSC seems to favor this but there are some questions remaining – who enforces it, how it is to be enforced, and whether the WSC can do it all on their own or each town would have to add it to their zoning duties.

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.

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

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