TOWN OF MIDDLEFIELD PLANNING BOARD

Meeting Minutes | October 1, 2026 | DRAFT

Board Members Present: Carol Kennedy, Sydney Waller, Rob Mol, Cleo Mook, Abby Rodd, Julie Joyce
Others Present: Neal Newman, Town of Middlefield ZEO; Lauren Ferrera, Member Middlefield Town Board

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Call to Order: Chairperson Sydney Waller called the meeting to order at 7:00 PM.

Privilege of the Floor: None.

Minutes of September 3, 2026, Meeting: Read by Carol Kennedy, secretary.

Motion: Julie Joyce moved to approve the minutes with corrections; Rob Mol seconded. All in favor.

Projects from the Community

- Sean Graham, 838 Butter Bowl Road (tax parcel 87.00-1-2.05), submitted an application for a lot line adjustment to add 1.262 acres from adjacent property owned by James Sharer, 165 Bussman Road (tax parcel 87.00-1-2.411). All required documents were submitted and reviewed.

Motion: Abby Rodd moved to forward the completed lot line adjustment application to the Town Board for approval; Cleo Mook seconded. All in favor.

Old Business & Reports

Updates from September Town Board Meeting

- Lauren Ferrera summarized key points of the meeting. This included a budget discussion noting diesel and medical insurance costs, clarification of Fire Department budget and expenses, contributions to Watershed Advisory Committee, and a possible Highway Department administrative assistant to assist with paperwork.
- The November ballot will include a proposition to make the Highway Superintendent an appointed position.
- Jeff Woeppel and Ron Morgan will participate in an October 19 League of Women Voters event to educate the public about November ballot propositions, including the Highway Superintendent position.
- Alex Childs was appointed Town Attorney, and the Town Board adopted the Hazard Mitigation Plan. Jeff Woeppel presented information about the lake watershed and its health. Leslie Berliant presented information about Huntington Farm and the Meadowlands County Complex.

Farmland Protection Subcommittee Update

- The subcommittee finalized the Agriculture Data Statement and definitions, reviewed by Alex Childs, and sent them to Jean Schifano (Town Clerk) for forwarding to the Town Board. The group reviewed a draft Purpose in View statement prepared by Cleo Mook and Carol Kennedy. Julie Joyce shared her review of Nan Stolzenburg's "Farm Friendly Audit" spreadsheet and asked members to review it for potentially missing key ideas.
- Next subcommittee meeting: October 15, 2026.

Short-Term Rentals

- Leslie Berliant will report to the County Board about Rental Scape, a new short-term rental monitoring system.

New Business

- The Planning Board will submit a $3,500 budget request, less than last year. Suggested plans for using the remaining current-year funds include consultant fees for Nan Stolzenburg, hiring a typist to reformat the subdivision law, and training for Planning Board members.

Data Centers

- Julie Joyce proposed considering a resolution to amend the Heavy Industry zoning law to address data centers. The Board discussed a possible town moratorium on data centers. Neal Newman and Carol Kennedy will work together on possible zoning language and/or definitions.

Announcements

- Middlefield Schoolhouse Fall Festival: October 11, 10:00 AM–3:00 PM, with vendors.

Adjournment

Motion: Abby Robb moved to adjourn; Cleo Mook seconded. All in favor.

Meeting adjourned at 8:08 PM. Minutes respectfully submitted, C. Kennedy