

Minutes - Town of Middlefield Planning Board, September 4, 2025 (Approved)

Board Members Present: Carol Kennedy, Sydney Waller, Cleo Mook, Julie Joyce, Johnnie Nemece, Abby Rodd

Others Present: Neal Newman Town of Middlefield ZEO

Call to Order: Chair Sydney Waller, 7:01PM

Privilege of the Floor – None.

Minutes of August 7, 2025, Meeting

Read by Carol Kennedy secretary. *Motion to approve August minutes as modified - Johnnie Nemece, second Julie Joyce. All in favor.*

Projects from the community (in the order of application)

Potential Lot line adjustment from Keelan Kraham was discussed. He has been in contact with the Middlefield ZEO, but currently the project is on hold.

Peter Schenkman, from Fernhay Solutions, who would like to purchase 362 Hade Hollow Rd asked for a meeting with the board to discuss possible plans for the property. The applicant has been in contact with the Middlefield ZEO, but since the applicant did not attend the meeting the Board members reviewed and clarified a possible proposal for the property.

Old Business & Reports

Updates from most recent Town Board meeting

Henry Schecter's lot line adjustment and minor subdivision applications on corner of routes 33 and 11C were approved

Update on Climate Smart Community Task Force

No new updates other than we are close to getting a bronze certification

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

Not yet incorporated into the zoning law although it has been accepted and filed by the state. However, it is stand-alone written amendment on website.

Julie Joyce and Sydney Waller attended the Watershed Protection Plan Public meeting at Glimmerglass State Park. Ideas presented at the meeting prompted a discussion about how to have follow-up on or monitoring of development of a property where we have previously approved a site plan. For example, extensive tree removal on a site in the shoreline protection area. Currently, the enforcement mechanism is that someone (a neighbor) needs to report the issue and then the ZEO observes the property. There was a suggestion that we could share some of the zoning work we did on shoreline protection with some of the other towns with properties on the lake. Also, there was mention in the meeting of the possibility of hiring a septic system inspector, perhaps funded by all the townships with properties on the lake.

New Business

- A. Reminder about reviewing Planning Board responsibilities with reference to Comprehensive Plan on Sept 8 at 9:30am, at the Middlefield town hall. PB members will meet with Trevor Fuller from the County Planning Board for guidance about developing zoning regulations to protect farmland based on Comprehensive Plan
- B. New member applicant - Rob Mol spoke briefly about his background and interest in becoming a PB member. Discussion followed with and about the applicant.
Johnnie Nemece made the motion to nominate the applicant to the Town Board for approval, seconded Abby Rodd. All were in favor.
- C. All reviewed and approved of Julie Joyces' modified Planning Board application form.
Johnnie Nemece made a motion to approve the modified Planning Board application form, Cleo Mook seconded. All were in favor
- D. ZEO described working on getting a ".gov" domain for the Town so it will be MiddlefieldNY.gov instead of ".org". He is also trying to change all Town application forms to fillable PDFs.
- E. The Town Board budget workshop is at the end of September and would be the time to make a budget request. These funds could cover conferences, experts (consultants), and questionnaires or surveys. Currently, there is a line item for "Planning" on the Town's 2025 budget for \$2500. There was some discussion as to whether we should ask for specific Planning Board funds in case we need to bring in experts to advise us on issues. Sydney Waller and Johnnie Nemece will continue to work on a more detailed budget request to present to the Town Board.
- F. Planning Department, because of our work on the new comprehensive plan nominated Middlefield PB members to attend a conference at the NYSERDA & Pace Law School Planning Program at Greek Peak Resort. Dates: October 27, 28, 29, time: 9:00 am – 3:00 pm - Address: 2000 NYS Route 392, Cortland, New York 13045.

Announcements

None. *Motion to adjourn made by Johnnie Nemece; seconded by Abby Rodd. All were in favor.*

Meeting ended at 8: 00pm. Minutes respectfully submitted, C. Kennedy