

Minutes of the Middlefield, NY Zoning Board of Appeals

August 28, 2024

Present: Richard deRosa, Mary Leonard, Frank Miosek, Alicia Nemec, Lorna Wilhelm

Also: Neal Newman, Zoning Officer, David Allen, Michael Jorgensen

Meeting called to order: 7:01 P.M.

At the July 31, 2024 meeting, after considering the original proposal for a garage construction variance submitted by Mr. Michael Jorgensen, contractor, and Mr. David Allen, owner of the property located at 490 Ricetown Road, Cooperstown, NY 13326 (Tax Map: 100-00-1-13.06), and in response to concerns expressed by Howard J. Herman and Jean G. Shaw, PO Box 353, Corbett, OR 97019, owners of the house directly across the street now rented by John and Marnie Auld, member Frank Miosek proposed that the discussion be tabled for further consideration. The applicants agreed to provide a more detailed site map, in addition to seeing what alterations might be made to answer some of the concerns expressed by Mr. Herman and Ms. Shaw.

Chair, Lorna Wilhelm opened the meeting by reviewing the salient points raised by both parties at the July 31, 2024 meeting. In addition, a revised application was submitted, indicating that the new proposal is for a 24 X 24 foot garage with a 34 foot setback from the road and that is the proper distance from all power pole and guide wires. In fact, it will be 26 feet from the power pole, six feet more than required. Mr. Jorgensen also pointed out that there is a tree in front of the proposed garage that will block much of it from view. It should also be noted that the garage will be accessed from the present driveway. Also, the building will be perfectly square with the road. Mr. Jorgensen also noted that they might wish to enlarge the building without affecting the setback.

At Mr. Allen's request, Mr. Newman provided a copy of the July 13, 1999 ZBA minutes that granted the now Herman/Shaw residence (Tax map: 100.00-1-13.03) a setback variance for their existing garage.

After reviewing the newly submitted materials, the board agreed to vote on the matter.

Motion to accept the revised proposal and grant a variance by Mary Leonard, Seconded by Frank Miosek.

All in favor: Variance granted

Motion to adjourn by Richard deRosa, seconded by Alicia Nemec

Meeting adjourned: 7:22 P.M.

Respectfully submitted,

Richard J. deRosa, Secretary