

Town of Middlefield Planning Board
Minutes of the regular meeting, September 5, 2019

Present: A. Baugnet, R. deRosa, M. Karl, R. Kortick, J. Nemec, B. Ralston
Also: Bud Tabor, Town Board member, Neal Newman, Middlefield ZEO

Acting Chair: R. Kortick
Meeting called to order at 7:01 P.M.

Minutes of the August 1, 2019 meeting read. Motion to approve as read by B. Ralston. 2nd. by A. Baugnet. All in favor

- Renata Giacomelli of 3635 County Hwy 33 (Tax ID# 72-01-07) appeared before the board with all required documentation, including a perc test, for a lot line adjustment proposed at the August 1, 2019 meeting. The board certified her proposal as complete and recommends Town Board approval.
- Roger Davis of 3622 County Hwy 35 requested advice from the board with respect to building a house on the 18-acre plot behind his house in the hamlet of Middlefield. It consists of only 60 feet of road frontage, thus falling well short of the minimum requirement of 200 feet of road frontage.
- Peter and Kelly Calhoun of 153 Harbison Road, Cherry Valley, expressed their desire to turn a garage on their property into a commercial kitchen. It is an allowable home occupation and they were advised to consult the town ZEO for guidance.
- Johna Peachin, President of the Cooperstown Holstein Corporation, presented the board with a completed EAF, as well as all required documents (See August 1, 2019 Minutes – Tax ID#162-2-8.01). Proposal certified as complete and recommended to the Town Board for final approval. Motion to approve by J. Nemec, 2nd, R. deRosa
- Michael Swatling of 209 Lippitt Development Road (TAX ID#70.11-1-20.00) presented the necessary documentation in support of his proposal to rebuild a shed on his property. It will be moved 2 feet back from the existing property line and 4 feet farther back from the lake. Proposal certified as complete and in accordance with all requirements. It is a SEQR Type 2 action. Motion to approve by J. Nemec, 2nd. B. Ralston. All in favor

***It should be noted that according to the Middlefield Zoning Board of Appeals memo of November 16, 2016 (Case # 11-16-16-01), that a variance was approved with the following conditions:*

- *That a survey be completed and filed with the Town prior to 10 days before construction commences establishing the project's setbacks and location of the planned septic.*
 - *That the septic must meet Otsego Lake Watershed Supervisory specifications.*
 - *That the present garage and storage buildings be restricted to their existing use and not be used for human occupancy.*
 - *That the appropriate Codes and Zoning Enforcement Officer inspect the site to approve the grades and setbacks. It is understood that the building's height will not exceed 25 feet as defined by the New York State Uniform Building Codes.*
 - *That the home remain as limited by the Town's R-80 District zoning regulations regarding multiple family dwellings.*
- Michael Telesco of 159 Lippitt Drive (Tax ID# 70.11-1-6.00) wishes to tear down an existing structure and replace it with new construction. The proposed site is more than 100 feet from the

lake. He was provided with guidance with respect to relevant restriction in the Lake District.

- R. deRosa raised the issue of our having functioned for quite some time without a permanent Chair. Town Board member Bud Tabor suggested that we name a Chair and Vice Chair and all agreed that it would be an efficacious approach, since in the Chair's absence the Vice-Chair would conduct the meetings. The Secretary would take over in both their absences. We agreed to nominate and vote at the October 2019 meeting.

Motion to adjourn by J. Nemeč, 2nd. A.Baugnet. All in favor
Meeting adjourned at 7:50 P.M.

Respectfully submitted,

Richard J. deRosa, Secretary