

Town of Middlefield Planning Board
Minutes of the regular meeting, November 7, 2019

Present: Andy Baugnet, Richard deRosa, Marion Karl, Johnnie NemeC, Bill Ralston, Sydney Waller
Also: Town Board members Peg Leon and Bud Tabor; Middlefield ZEO Neal Newman

Meeting called to order by Chair Sydney Waller at 7:00 PM

Minutes of the October 3, 2019 meeting read. Motion to approve as read by J. NemeC, 2nd. by A. Baugnet. All in favor

NEW BUSINESS

- Sandy Chase and Jackie Folts of 266 Beaver Meadow Road, tax map # 147.00-1-29.21 , proposed a lot line adjustment, which would add approximately 18.6 acres to the lands of Jacqueline Folts, 305 Beaver Meadow Road , tax map # 147.00-1-29.28. The Chase parcel will be 3.15 acres and the Folts parcel will be 25 acres when the adjustment is completed. All required documents were presented with the exception of the deed. The board recommended conditional approval contingent upon presentation of the deed to the Town Board. Motion to recommend and certify by J. NemeC, 2nd. A. Baugnet. All in favor
- The Reynolds Trust, 306 Beaver Meadow Road, is conveying .8 acres of tax map # 147.00-1-30.01 to John and Brenda Alton, 266 Beaver Meadow Road, tax map # 147.00-1-28.03 after the lot lone adjustment. The Reynolds parcel will be 47.5 acres. The Alton parcel will be added to in the #3 lot line adjustment. All required documents presented with the exception of the deed. The board recommended conditional approval of the proposal contingent upon presentation of the deed to the Town Board. Motion to recommend and certify by B. Ralston, 2nd. by M. Karl. All in favor.
- Sandy Chase proposed a third lot line adjustment involving tax map #147.00-1-28.01 . She will transfer 32.9 acres to John and Brenda Alton, tax map # 147.00-1-28.03. After the lot line adjustment, the Chase parcel will be 34.8 acres. The Alton parcel will be 40.2 acres. All required documents were presented with the exception of the deed. Motion to certify and recommend to the Town Board for approval contingent upon presentation of the deed to the Town Board by J NemeC, 2nd by A Baugnet. All in favor.
- Sandy Chase, tax map # 147.00-1-28.01 proposed a minor sub-division of 5.6 acres. A minor sub-division checklist was provided, including a SEQR short form. They were apprised of the essential proposal requirements and that at some point there will be a public hearing. It is assumed they will return to the Planning Board when all required documents are completed and ready for review.
- Joan Kiesow of 228 Pollock Mountain Road, tax map # 87.00-1-16.00, appeared before the board for advice re: a lot line adjustment. She owns 100.86 acres and wishes to split off 20 acres. She was provided with the requisite lot line adjustment checklist. He did have a survey but no mylar. A new survey might be necessary.

Motion to adjourn by J. NemeC, 2nd. B. Ralston. All in favor.

Meeting adjourned at 8:02 PM

Respectfully submitted,

Richard J. deRosa, Secretary

