

Town of Middlefield Planning Board  
Minutes of the regular meeting, August 2, 2018

Present: R. deRosa, M. Fink, R. Kortick, J. Nemec, B. Ralston, S. Waller  
Also: Town Board members Peg Leon and Bud Tabor; ZEO N. Newman

Meeting called to order at 7:04 P.M.

Reading of the July 5, 2018 Minutes. Motion to approve (with minor correction) by S. Waller, 2<sup>nd</sup>. R. Kortick All in favor

- Sean Murray (PO Box 63 Milford, NY 13807) appeared before the board representing Cathy and Steven Bachman of 10 Forest Lane, Cooperstown re: a proposed expansion of an existing porch. It currently extends six feet. The extension would increase it to seven and one half feet. As a pre-existing non-conforming site, with an existing setback of less than fifty (50) feet, a ZBA variance is required. ZEO Newman provided Mr. Murray with the necessary forms.
- Sean Murray (same address as above) also appeared before the board representing Kim Jastremski and George Hovis of 316 County Highway 52, Cooperstown, NY. They are erecting a detached garage, which does not require Planning Board action. An application must be made to the ZEO.
- Cathy Rathbun (3256 County Highway 35, Schenevus, NY 12155) appeared before the board with a proposal for a Lot Line adjustment that would increase an existing lot from 2 acres to approx. 3.6, thus decreasing a 6.12 acre lot to approx. 4.5. She was provided with a Simple Division checklist and will reappear before the board when the application is complete.
- Mary Leonard (558 Beaver Meadow Road, Cooperstown, NY) appeared before the board representing Origins Cafe regarding the addition of a second floor to an already approved structure under the current PDD. The present structure is 24' x 24'. The addition will extend the roof by seven feet, well within the allowable height limit. Motion to approve this addition to the PDD by S. Waller, 2<sup>nd</sup>. J. Nemec. All in favor.
- Bruce Hall left a proposal for a lot line adjustment in the door re: a proposed lot line adjustment at the Pink Street property of Mary Hill. The board unanimously agreed that given the difficulty of reading and making proper sense of the written notations contained therein, a more formal presentation of the proposal is necessary.
- The board agreed to the following definition of a junkyard: ***Junkyard: A lot or land used for the collection, sale or storage of wastepaper, rags, scrap metal or discarded material, or for the collection, dismantling, storage or salvage of machinery or two or more unregistered vehicles, or for the sale of parts thereof.*** (Under current New York State General Municipal Law, Agricultural operations are exempt).
- Member Nemec raised the issue of ongoing training for planning board members. The Middlefield Town Board has waived mandatory in-service training. General discussion ensued re: inviting speakers to focus on specific issues.
- Michael Fink submitted his resignation from the Planning Board. He is willing to stay on until the vacancy is filled. The entire board expressed its gratitude for his 18 years of service.

Motion to adjourn by J. Nemec, 2<sup>nd</sup>. S. Waller. All in favor.

Meeting adjourned at 8:35 P.M.  
Respectfully submitted,  
Richard J. deRosa, Secretary