

TOWN OF MIDDLEFIELD PLANNING  
BOARD MINUTES OF THE REGULAR  
MEETING  
April 1, 2021

PRESENT: Chair Sydney Waller, Andy Bagnat, Marian Karl (via Zoom) Roy Kortick, (via Zoom) Johnnie Nemec, Bill Ralston and Abby Rodd.  
Also: Neal Newman, Middlefield ZEO, Kelly Branigan Middlefield Town Board. A Zoom teleconference link was provided for this meeting on the town website.

Meeting was called to order at 7:02 pm by Chair Waller.

Minutes from March 4, 2021 meeting were read. Motion to approve as amended by J. Nemec, 2nd, B. Ralston. All in favor.

NEW BUSINESS

- Sammy and Barbara Bayes, 166 Van Yahres Road, tax parcel 85.00-1-21.00 approached the board regarding a Simple Subdivision that was previously recommended for approval on September 3, 2020. The survey map was not filed with the county within the required 60 days. Motion to recommend re-approval to the Town Board by J. Nemec, 2nd, A. Rodd. All in favor.
- Jacqueline Garris (represented via Zoom by realtor Ben Holscher), 8616 2nd Avenue Silver Springs, Maryland submitted an application on behalf to the estate of William L. Buck for a Simple Subdivision of tax parcel 117.00-1-2.06 located on Indian Run Road. Lot size before division is 13.2 acres. Lot sizes after division will become 4.6 and 8.55 acres. Signatures of 3 involved parties in the estate were submitted agreeing to the subdivision as well as deed and survey on mylar. Short Environmental Assessment Form (EAF) was corrected by the Planning Board. Motion to accept EAF as corrected by J. Nemec, 2nd, A. Rodd.

OLD BUSINESS

- New York Planning Federation membership was approved at the last town board meeting. An invoice will be mailed to the town clerk.
- General Municipal Law Article 12-B, Section 239-m 3 (c) waiver was presented by Neal Newman for members to familiarize themselves with and to be signed by Chair Waller. The waiver is an agreement between Otsego County and Town of Middlefield that eliminates referral of certain planning or zoning matters as set forth in the agreement.
- Town Board member Kelly Branigan informed the board that a resolution was being formulated in support of having the planning board review the current Master Plan. The Planning Board is encouraged to gather all information and formulate a plan to move

forward. A committee may be formed to formulate ideas about the plan and may involve a member from the town board.

- Site Plan Review language has been further clarified and being worked on.
- Solar Law was discussed further and consensus was to wait until a review and up-date of the comprehensive plan has been decided.

Motion to adjourn by J. Nemec, 2nd, B. Ralston. All in favor.  
Meeting adjourned at 8:30 PM.

The next meeting of the Middlefield Planning Board will be held on May 6, 2021 at 7:00pm.

Andrew  
Baugnet  
Secretary