

Town of Middlefield Planning Board Minutes of the regular meeting, March 1, 2018

Meeting called to order: 7:02 PM

Present: Michael Fink, Marion Karl, Roy Kortick, Bill Ralston, Sydney Waller,
Also: Neal Newman (ZEO) No Town Board members in attendance.

Motion to accept the February 1, 2018 minutes by Bill Ralston, 2nd. by Roy Kortick. Amended to delete the word “not” in paragraph #3, line # 1. All in favor as amended.

- David LaDuke approached the board on behalf of his client (name?) regarding a plan to develop the former Ludlam Farm on either side of Rte 11C, that connects Rte 28 with Rte 33 south of the hamlet of Phoenix Mills. He was looking for feedback and advice. The proposal for c 80 acres is in “very preliminary” stage and at this point comprises the construction of a cluster of single-family one-story senior housing duplexes with 2-car garages south of 11C; to sell the stone house with 3 acres, north of 11C; also north of 11C and west of Rte 33, to create c. 10 lots: four one-acre lots along the river, above the wetland; and c. 4 larger lots east of the one acre lots, that would all open onto a proposed new road to serve as a shared driveway. The depressed area at the corner of Rte 33 and 11C could become a nesting pond for ducks, Mr. LaDuke is working with Ducks Unlimited. The red barn next to 11C will become a community center for the seniors. His client also owns two 3-acre lots just south of the wooded area, again on the east side of Rte 33, which are not part of the proposed development, which, excepting the two 3-acre lots, will become a Planned Development District. Mr. LaDuke proposes putting all the steep wooded land east of Rte 33 into a conservation easement, probably managed by the DEC. Per Mr. LaDuke, the DEC is interested in the project and would improve the logging road for mountain biking and hiking, and build lean-tos. This wooded green space will compensate for the cluster-like density proposed elsewhere on the parcel, with transferred development rights going from the wooded area to the cluster development. The Planning Board advised Mr. LaDuke that sequentially his client should first execute a lot line adjustment; then form three of the lots as a major subdivision, and that the balance can be part of a PDD, that must retain single ownership; certain deed restrictions will apply. As this was a guidance-only discussion, no formal Planning Board action was required.
- Dennis Rifanburg sought advice on behalf of his neighbor John Sears who could not attend. Mr. Rifanburg owns property across the town line separating Westford and Middlefield, with a parcel of less than an acre in Middlefield. He is buying acreage from Mr. Sears on the Middlefield side, that will cause his nonconforming tiny parcel in Middlefield to become a conforming parcel of c. 14 acres. He was advised he needs a survey of the new larger Middlefield parcel, expanded via a lot line adjustment with the tiny parcel; and that the diminished size of Mr. Sears remaining property also needs to be recorded by the surveyor. Mr. Rifanburg was advised that the Planning Board would take action at a future meeting, possibly in April, when he comes back to the board with the new survey.
- John McManus appeared on behalf of his client, Warren Reardon, regarding building a two-story garage at 112 Memory Lane, Lippitt Development Road, 300’ from the shoreline and 17’ from the property line. This structure is the final phase in a project first brought to the board five years ago. The garage is an accessory use to the main house; the upper floor will be used only for storage. Because the setback is less than 25’, the ZBA

has granted him a variance, conditional upon his first notifying neighboring landowners of the plan, and giving them the opportunity to attend a Planning Board meeting, prior to obtaining site plan approval from the Planning Board. Letters are going out and neighbors will be invited to attend the April Planning Board meeting to make comments, should they so desire.

- The Planning Board discussed lack of clarity and definitions in parts of the town zoning law regarding items mentioned but not defined in definitions. One example is “tourist homes,” that is listed with hotels, motels and nursing homes. We discussed whether the zoning law should be updated to reflect new developments in the town that can impact the town. We will continue to work on definitions to be submitted to the Town Board for discussion and consideration.

There being no further business, the meeting was adjourned at 8:45PM.

Respectfully submitted

Sydney L. Waller

Acting Secretary in Dick DeRosa’s absence