

TOWN OF MIDDLEFIELD PLANNING BOARD
MINUTES OF THE REGULAR MEETING
February 4, 2021

PRESENT: Chair Sydney Waller, Andy Baugnet, Marian Karl (via Zoom) Roy Kortick, Johnnie Nemec, and Abby Rodd.

Also: Neal Newman, Middlefield ZEO and Kelly Branigan Middlefield Town Board member.

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

Minutes from January 4, 2020 meeting were read. Motion to approve by J. Nemec, 2nd. Roy Kortick, All in favor.

Special Meeting minutes were read. Motion to approve by J. Nemec, 2nd Abby Rodd, all in favor.

NEW BUSINESS

Patrick Broe of 114 Peggs Bay Road, tax map #70.14-1-2.00, submitted a sketch plan via email requesting approval for the installation of a deck/covered porch on the lake-front side of his home on Otsego Lake. The existing (still under renovation) home has remained on the pre-existing footprint and is within 100' of the lake. The proposed deck/covered porch would be 75' from the lake, and closer to the lake than the house. Town of Middlefield Zoning law, Article IV, Section G: Otsego Lake/Susquehanna River Shore line Protection area states: *A building or structure within 100 feet of the shoreline of Otsego Lake or Susquehanna River may be destroyed and reconstructed so long as it does not exceed its original footprint and so long as reconstruction does not increase the existing nonconformity with this Local Law in any regard.* The applicant appeared before the planning board on February 6, 2020 requesting a "removal of his existing roof and adding a second floor without modification to the existing footprint". Motion to deny applicant by J. Nemec, 2nd A. Baugnet. All in favor.

Neal Newman showed a hand-drawn sketch plan of a building that shared a common center wall that has been proposed to be built by a local resident. The person would like to know if the sketch plan would meet the requirement for a legal multi-family home on a shared foundation. The board agreed it would need more specific information as the sketch plan was hand drawn, did not include scale or any information about the lot size or location.

Sydney Waller recused herself as chair and turned the meeting over to Co-chair J. Nemec. Ms. Waller approached the board regarding her business Art Garage located at 689 Beaver Meadow Road, parcel # 131.15-1-23.00. Art Garage is a gallery that exhibits and sells artwork, has gallery talks, and special gallery opening events throughout the year, and is located in R-80 zoning.

The Middlefield Town Board has asked Ms. Waller to apply for Temporary Special Permits for all events, including in time of Covid restrictions, even when there are no opening receptions. Waller has complied with these requests as well as a request for a parking plan. In addition, visitors must make individual appointments to see a new artist's work.

Neal Newman noted the use is in compliance as a Home Business, meets parking requirements based upon square footage, and is located in a building other than the primary dwelling unit. Consensus was the business is compliant as represented by Ms. Waller. No vote was taken.

OLD BUSINESS

Neal Newman updated the Middlefield Zoning map which now has an inset of all Planned Development Districts (PDDs). This map will be posted online and be available at the Middlefield Town Hall.

The special meeting with Otsego County Planning Department held Friday January 8, 2020 was discussed. The job of the Planning Board is to coordinate this process of updating the Master (aka Comprehensive) Plan and gather input from the community as learned from the meeting. Minutes from the meeting will be posted on the town website. The Town Board would need to be approached for any approval in regards to moving forward with this process.

Chair Waller has been in touch with Town of Richfield Springs Planning Board member Dan Sullivan who worked on the recently completed, and award winning Comprehensive Plan for the town. Johnnie Nemecek and Roy Kortick will schedule a Zoom meeting with Dan to speak with him about this process.

Solar farms, alternative energy, and historic resources, and grant opportunities were discussed. Different members would take on tasks in order to prepare a list of priorities for updating the Master (aka Comprehensive) plan.

Motion to adjourn by R. Kortick, 2nd J. Nemecek. All in favor
Meeting adjourned at 8:10.

The next meeting of the Middlefield Planning Board will be held on March 4, 2021 at 7:00 pm.

Andrew Baugnet
Secretary