

Town of Middlefield Planning Board Minutes, November 2, 2023 (as amended by Planning Board 12/7/23)

PRESENT: Chair Sydney Waller, Roy Kortick, Bill Ralston, J. Nemec
On Zoom: Arthur Weinstock

Also: Neal Newman, Middlefield ZEO, David Karl, Town Supervisor

The Meeting was called to order 7:25 by Chair Waller.

The Minutes of October 6 Planning Board meeting were read. Accepted as corrected, noting date of subsequent meeting should be Dec 7, not Oct 2.

Projects from the community: Jim Forbes appeared for site plan review for his camp in the Lake and Shoreline Protection Area at 160 Peggs Bay Road (Tax map # 70.14-1-14. Following site plan review and presentation of his plans for demolition and new construction, there was agreement that all was in order. Owner was told that he will need to apply to ZBA for an area variance.

Old Business: Updates from October Town Board meeting were presented. Update from Supervisor Karl on Town Board Comprehensive Plan Working Group Focus Group meeting that took place Tuesday Oct 16 and focused on stewardship of Lake Otsego. Presenters included Kiyoko Yokata SUNY Oneonta / Biological Field Station, and Al Keck, on septic systems around the lake and community commentators included Joe Homburger, retiree from the DEC. Updates on Climate Smart Community Task Force. Update on TB agreement to the PB recommendation that the Town website include instructions for short term rental properties to refer to the County website for all the actions required.

New Business: Discussion on need to develop language regarding Accessory Dwelling Units (ADUs) --- once topic was confirmed to be of interest per TB Comp Plan Working Group, community Focus Group attendees and the survey. Discussion resulted in general consensus for a site plan review requirement, a special use permit, and that one of the residences must be owner-occupied; and that it will probably need to involve language about short term rentals in due course. Subcommittee to work on topic prior to next meeting.

Topic of developing budget items for long term financial planning per request

from. Town Board. J. Nemeč expressed support for access to tech assistance for certain situations that may arise, outside of PB expertise areas and deemed to be in the best interests of the Town.

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

Respectfully submitted, Sydney Waller (temporary secretary / chair)