

Town of Middlefield Planning Board  
Minutes of regular meeting, April 05, 2018

Present were members Waller, Kortick, Karl, Ralston also : ZEO  
Newman

Meeting was called to order at 7:04 PM.

Minutes of the March regular meeting were read. Motion by Karl, 2nd by Kortick to approve the minutes as read. All in favor.

1) McManus Engineering appeared representing the Reardon property garage placement in the lake district. The planning board invited any neighbors to appear w any comments on the proposal.. Neighbor Nanette Root on Memory Lane appeared before the board concerned about view obstruction and resale value of her neighboring home. Discussion ensued if she wanted a new ZBA hearing as that was deemed to be appropriate forum for her concern. She did not request a new hearing. McManus specified the measures taken to have the least visual impact for neighbors with placement and height and assured the board the building would be used for storage only with no water lines run.

Motion by Ralston, 2nd by Karl to approve the site plan as presented. All in favor.

2) Tom Morgan appeared seeking a simple subdivision to a parcel on Rte 166. He was told he can create a one-acre parcel split now and that in the future , other lots must be 3 acres. His application was complete except for bringing in his deed. A motion was made by Kortick to recommend the town board accept the application as complete conditional on his bringing the deed to town board meeting for approval and seconded by Karl. All in favor.

3) Bob Sutherland with the Clark Foundation appeared before the board regarding the temporary parking lot on river road that had been used for basset during gym construction. He presented a site plan showing just the back portion of the lot remaining w a 200 foot setback and inquired how to permit its use for events at the adjoining farm. Discussion deemed it as an accessory to permitted use. Karl made a motion to recommend the town board approve the parking lot as a permitted use. Ralston seconded. All in favor.

4) Eve Bouboulis from DSS and Karen Sullivan from planning & solid waste development office appeared before the board to present information for transparency purposes about a tiny house complex project underway behind the meadows complex. It is a government project for emergency short term rentals and addresses a county wide shortage of affordable rental properties. The county is the lead agency and OCR the funding source. A site plan was viewed Sullivan also presented an overview on short-term rentals in the county. She reported Middlefield has 77 short-term rental businesses and five B & Bs. When the county gets a call about a short-term rental, the county enforcement official inspects the house and issues a permit. Sullivan indicated there is also a bed tax consideration. She said that Milford

Town, Milford Village and Cooperstown Village now have short term rental guidelines. She recommended we consider adopting a licensing process that should include additional umbrella insurance, and provide more security regarding fire inspections; our town zoning officer would issue the permits. The board thanked them for their presentation.

5) Tom Selover appeared before the board seeking advice on dividing 6 acres off of his 100 acre property. Since it was determined the property had been divided since 1991, and that he would need to do a minor subdivision and complete a SEQR short form.

6) Dr Emory Herman and Bruce Downie from Habitat for Humanity appeared before the board seeking advice on dividing a property on rte 166. As the desired outcome was to create a property only  $\frac{1}{2}$  acre the board advised that each parcel needs to be 3 acres w 200 feet of road frontage and the parcel was deemed undividable .

7) Andy Bagnat appeared before the board seeking advice on dividing a property. Each parcel did not contain 200 feet of road frontage and was deemed undividable in the way he was inquiring about.

8) Henry Weil appeared before the board seeking advice on a property division consolidation for parcels on rte 33 for which he brought a survey. It was deemed a simple lot line adjustment was all that is necessary.

There being no further business, motion by Ralston, 2nd by Kortick to adjourn. All in favor.

Meeting adjourned at 9:15 PM.

Respectfully submitted,

Roy Kortick/ substitute secretary