

Minutes of the Middlefield New York Zoning Board of Appeals  
January 22, 2025

Present: Richard deRosa, Mary Leonard, Alicia Nemec  
Also: Neal Newman, Zoning Officer

Meeting called to order: 7 P.M.

Curt J. Terrano of 365 County Hwy 33, Cooperstown, applied for a zoning area variance for tax map #195.00-1-2.01. He plans to build two timber frame homes on his 11+ acres, with ample road frontage. The primary use would be 1-bedroom dwellings for traveling nurses. The 30-foot distance proposed between dwellings is less than the 50 feet required. There is a wetland area behind the proposed homes ,but it does not impact the placement of the buildings. As there is enough room for the buildings to be 50 feet apart and meet all other setback criteria, we did not see any justification for the variance to be approved.

Motion by Alicia Nemec to deny the variance; seconded by Richard deRosa.

Vote to deny the variance request: All in favor

Meeting adjourned at 7:25 P.M.

Respectfully submitted, Mary B. Leonard