

**Town of Middlefield Planning Board
Minutes of special and regular meetings, February 2, 2017**

Present were members Newman, Kortick, Nemec, Karl and Fink;
also Town Board members Dave Edwards and Robert Tabor.

Special meeting called to order at 6:15 PM.

Discussion of language for proposed Lot line Adjustment definition and procedure.

Motion by Fink, 2nd by Kortick to accept the current proposals for the definition of and procedure for a Lot Line Adjustment to be added to current Subdivision Law, and submit them to the Town Board for consideration and adoption. All in favor, motion carried.

Discussion of the proposal by Red Shed farm brewery to open a Branch Office (pub) in the renovated PDD building at 709 County Rte. 33 (the former dollhouse factory).

Review of original documents pertaining to the PDD issued in 1984. Consensus that the original intent was to zone this area commercial, with only the restrictions mentioned in the 1984 Planning Board approval.

Motion by Karl, 2nd by Nemec to adjourn the special meeting. All in favor.

Regular meeting called to order at 7:15 PM.

Minutes of the January meeting were read. Motion by Flnk, 2nd by Kortick to accept the minutes as read. All in favor.

1) Susan Snell appeared with a proposal to construct an addition to a residence at 484 Roscoe Jones Rd. (tax map # 102.00-1-12.31). The parcel already has two principal buildings; the addition would be to one of them. PB members examined the sketch plan and map. Consensus that the buildings are a pre-existing nonconforming use due to insufficient setback between them, and that the proposal would not increase the nonconformity.

2) Lorna Wilhelm appeared with a proposal to build a garage on property owned by her at 167 Lippitt Development Rd. (tax map # 70.11-1-9.00)

The construction would be within 500 feet of the shoreline of Otsego Lake, and requires site plan approval.

PB members examined the sketch plan and other drawings.

Motion by Nemec, 2nd by Fink to accept this sketch plan as a site plan and approve it for the purpose of obtaining a zoning permit. All in favor, motion carried.

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

Meeting adjourned at 8:10 PM.

respectfully submitted, _____

Neal Newman, secretary