

Town of Middlefield Planning Board

Minutes of the regular meeting, September 7, 2017

Present: deRosa, Fink, Karl, Newman, Waller

Also: Town Board Members Dave Edwards, Bud Tabor

Minutes of August 3, 2017 meeting read and approved; all in favor

1. Bob Schlather and John Branson appeared regarding Mr. Branson's previous proposal of a lot line adjustment, resulting in two parcels: 28 ½ acres and 55 acres. It was the board's opinion that because an existing road runs through the middle of the proposed sub-division there is no need for a sub-division review. The precedent for this is a NY State white paper that addresses such issues. The motion to exempt this sub-division from the normal review process was made by Fink, and 2nd by Newman.

2. Andy Bagnat of 191 Skillen Road appeared before the board for information regarding sub-dividing his existing property at that address into (2) parcels: 54 acres, including existing house, and 8 acres. Based on the information provided this would be a simple sub-division. He was provided with a checklist of requirements and will appear before the board when that process is completed.

3. Elizabeth Knoerzer , of 702 Lakeview Drive North, Middlefield, NY appeared before the board requesting approval of the expansion of an existing wood deck over an existing patio. Since this meets all existing requirements, the board approved the project. Motion to certify by Fink, 2nd by Newman. (Mrs. Knoerzer was advised as to the necessity of applying to the ZEO for a permit).

4. Jack and Betsy Foster of 161 Zeke Wiltsie Road, Middlefield, NY presented their proposal for a lot line adjustment of their present property resulting in (2) parcels , each with an existing house: 10 acres and 4.5 acres. The proposal satisfied all requirements and was approved by the board: Motion to certify by deRosa, 2nd by Newman.

* Subsequent to this matter, the board discussed the issue of not actually having a working definition of a lot line adjustment. It will be added to the list of additions/revisions to our zoning laws that need to be considered.

5. The remainder of the meeting consisted of a continued discussion of the short-term rental situation. Letters addressing the issue have been received from Adrian and Antoinette Kuzminski, Mark and Cristine Heller, and Maureen Murray. Mrs. Murray attended the meeting and participated in the discussion. Member Karl informed the board that the Goodyear Lake community is experiencing the same problems. One approach, among others, would be to impress upon all the rental agents the urgency of the issue.

The board agrees that any remedy must be town wide, that it would be untenable to focus on just one hamlet. Therefore, board members have agreed to continue researching an annual permitting process. The matter will be taken up at the next meeting. As indicated by Dave Edwards, based upon his discussions with David Clinton, Town of Middlefield attorney, the establishment of any permitting process would take at least six months.

There being no further business, motion by Waller, 2nd by Fink to adjourn.

Meeting adjourned at 8:35 PM

Respectfully submitted,

Richard J. deRosa, Secretary.