

**Town of Middlefield Planning Board
Minutes of special meeting, June 15, 2017**

Present were members Newman, Waller, Karl, Fink, Nemec, deRosa and Kortick;
also Town Board member Dave Edwards

Meeting was called to order at 7:04 PM

This meeting is for the purpose of reviewing the site plan of Ron Suhoke at 154-156 Peggs Bay Road.

Mr Suhoke was present.

Also present were members of the Clarke family, neighboring landowners with a concern about erosion of a right-of-way that crosses Mr. Suhoke's property.

PB members Newman and deRosa had met with Otsego County Planning Department chair Karen Sullivan on June 9th; her advice to the board was that the concerns about erosion would be addressed with an erosion prevention plan to be included in the final site plan.

Mr. Suhoke has contacted Jim Forbes, the civil engineer who signed the site plan, and he has submitted an erosion plan to the board.

PB members reviewed the erosion prevention plan and the site plan.

Land surveyor Joanne Darcy Crum presented a partial survey of the site, including the right-of-way and access road that is used by the Clarkes.

PB members reviewed this survey and cross-section. It will be included in the information given to the county planning dept. for review.

A letter from the Clarke family was read by PB members and will be included as an attachment to the site plan and these minutes.

This letter contains objections to Mr. Suhoke's use of the right-of-way and requests that the town prevent him from using it. It was pointed out to the Clarkes that this dispute would be a matter for a civil court and it is not within the authority of the Middlefield planning board or town board to prohibit a landowner from using a disputed right-of-way.

Discussion of the EAF and the county recommendations for erosion control.

Review of the EAF part 2 questions.

Motion by deRosa, 2nd by Fink to approve this site plan conditional on the county planning department review. All in favor.

It was noted that this is a preliminary approval and cannot be used to obtain a zoning or building permit. Final approval must be done after the county's review is complete.

Motion by Fink, 2nd by Kortick to make a negative declaration on the EAF part 2 and direct the secretary/chair to sign it and forward it to the county planning department with the other site plan information. All in favor.

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

Meeting adjourned at 7:47 PM.
respectfully submitted,

Neal Newman, secretary