

**Town of Middlefield Planning Board
Minutes of regular meeting, June 1, 2017**

Present were members Newman, Waller, Karl, Fink, Nemec, deRosa and Kortick;
also Town Board members Dave Edwards and Robert Tabor
and ZEO Neal McManus.

Meeting was called to order at 7:00 PM.

Minutes of the May meeting were read. Motion by Nemec, 2nd by Waller to approve the minutes as read. All in favor.

1) Werner Weigel appeared with a proposal to subdivide about 40 acres from a parcel owned by him on Weigel Road. This parcel has been divided since 1991, so the proposal would be a minor subdivision. Mr. Weigel was given advice and a checklist and will return at a future meeting.

2) Ron Suhoke appeared with his site plan for the proposed construction at 154 Peggs Bay Road. This proposal had been reviewed by the PB at the May meeting. In the interim, board members Newman and Kortick have visited the site and viewed the excavation. Their recommendation is that the PB require a civil engineer to review and sign the site plan. Consensus of the board that this be made a requirement for the final site plan approval.

Also present were Jim Zaengle and members of the Clarke family, neighboring landowners on Peggs Bay, with concerns about the extent of excavation and possible erosion of a right-of-way road that serves their property. They presented a letter from the county soil and water department with recommended measures to prevent such erosion.

Mr. Suhoke presented an updated site plan, with elevations and plan views for the house, and a survey map showing contours. Also present was Jim Forbes, the civil engineer whose signature appears on the house plans. Mr. Forbes reviewed the survey and made some notations on it to indicate such things as proposed final grade and septic lines.

Consensus of the board that Mr. Forbes' signature and license number on this site plan would satisfy the requirements for a civil engineer. Mr. Forbes then signed the plan.

Since this proposal is within 500 feet of a county highway, it must be reviewed by the Otsego County Planning Department. This requires a completed EAF. Consensus of the board that the EAF part 2 (to be filled out by the PB as lead agency) cannot be completed at this meeting.

The secretary will schedule a meeting with the County Planning Dept. chair to review the site plan and make recommendations for the EAF.

Motion by Fink, 2nd by deRosa to certify this site plan as complete and send the information to the county for review. All in favor.

3) Sydney Waller voiced concerns from some of the residents of Bowerstown about seasonal short-term rentals there. Discussion of how and whether the town should regulate such rentals. This issue will be incorporated into the ongoing Zoning Law amendment process.

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

in favor.

Meeting adjourned at 8:55 PM.
respectfully submitted,

Neal Newman, secretary