

**Town of Middlefield Planning Board
Minutes of regular meeting, May 4, 2017**

Present were members Newman, Waller, Karl, Fink, Nemec and Kortick;
also Town Board member Dave Edwards and Zeo Neal McManus.

Meeting was called to order at 7:00 PM.

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

1) Ron Suhoke appeared with a proposal to remove one building and construct another on a parcel owned by him at 154 Peggs Bay Rd. The building to be removed is located within 100 feet of the lake shore; the new construction would be within 500 feet of the shore. This proposal was previously approved by the Planning Board, in December of 2005. However, due to the unusually long time between approval and the start of construction, the planning board has asked that Mr. Suhoke re-submit his site plan.

A sketch plan was presented and examined by PB members present. Discussion of details and of the Zoning Law requirement that site plans be prepared by a registered professional. The ZEO has authority to waive this requirement; he has indicated that he would respect the Planning Board's decision.

Motion by Newman, 2nd by Waller to require Mr. Suhoke to return at a future meeting with a site plan that meets the site plan submission requirements in Zoning Law, with the exception of the items in paragraph 6, sections vii, viii, and ix. All in favor, motion carried.

Mr. Suhoke was given a list of the requirements with exceptions noted.

2) Jane Willis appeared with a proposal to subdivide a parcel from land owned by her at 391 Rezen Rd. This parcel has been recently divided, so the proposal would be a minor subdivision. PB members examined the survey and other documents presented.

Motion by Fink, 2nd by Nemec to accept this application for minor subdivision as complete and recommend approval to the town board, conditional on the town receiving a completed EAF and stamped addressed letters to adjacent landowners on or before May 9, 2017. All in favor.

Discussion of the site plan review. Suggestions were made for possible amendments to this section of zoning law.

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

Meeting adjourned at 8:32 PM.

respectfully submitted, _____
Neal Newman, secretary