

**Town of Middlefield Planning Board
Minutes of regular meeting, July 6, 2017**

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

Meeting was called to order at 7:00 PM.

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

Minutes of the June 15 special meeting were read. Motion by Waller, 2nd by Fink to approve these minutes. All in favor.

1) Lars Schmid appeared with a proposal to tear down and rebuild a garage at his residence at 283 Rezen Rd. The new building would be closer to the road than the original; since the setback is already less than 50 feet, this would require a variance.

Motion by Fink, 2nd by Nemec to reject this proposal due to insufficient setback. All in favor. Applicant was referred to the ZBA for an area variance hearing.

2) Mary Jones appeared with a proposal to subdivide a lot from land owned by her on County Rte. 36A. Since the intent is to sell the subdivision to a neighboring landowner, this could be accomplished with a lot line adjustment. Applicant was given advice and a checklist.

3) Ron Suhoke appeared with his ongoing site plan at 154-156 Peggs Bay Rd.. The PB had met on June 15th for the purpose of reviewing this plan; the county planning department has since finished its review. PB members examined the county's review and recommendations. Motion by Fink, 2nd by deRosa to approve this site plan and recommend that the ZEO issue a zoning permit. All in favor.

4) Werner Weigel appeared with a subdivision application for land owned by him on Weigel Rd. PB members examined the survey map and all the necessary documents.

Motion by Waller, 2nd by Fink to certify this application for minor subdivision as complete and recommend approval to the Town Board. All in favor.

5) John and Elizabeth Foster appeared with a proposal to adjust the boundary lines of two parcels owned by them on Zeke Wiltsie Rd. They were given advice and a checklist.

6) Paula DiPerna appeared, along with several other Bowerstown residents, with concerns about short-term rentals in the area. Discussion of how to regulate such rentals, and whether a special use permit would be appropriate. This issue will be incorporated into the ongoing zoning amendment process.

7) Henry Weil appeared with a proposal to adjust the boundary lines of several parcels owned by him, some jointly with others, on County Routes 33 and 52. PB members reviewed a map of the proposal and suggestions were made.

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

**Meeting adjourned at 8:45 PM.
respectfully submitted,**

Neal Newman, secretary