

TOWN OF MAYFIELD

PLANNING BOARD

WEDNESDAY, FEBRUARY 18, 2026
6:00 P.M.

MEETING MINUTES

PRESENT:

- X JOHN KESSLER, CHAIR
- X AARON HOWLAND, VICE CHAIR
- RICHARD MILES
- JERRY MOORE
- X GRANT RAUCH
- X BONNIE VANPATTEN, ALTERNATE
- X MIKE ANGUS, ALTERNATE

- X RALPH DESIDERIO, TOWN BOARD LIASON TO THE PLANNING BOARD
- X NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
- X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

OTHERS PRESENT: James Beach Jr., James Beach III, Brian Sydow, Mark Deyle

AGENDA ITEMS:

- Brian Sydow – Public Hearing – Minor Subdivision at 197 Kunkel Point Road (104.19-1-10)
- Nevels Luxe Enterprises, LLC – Public Hearing – Site Plan for a Storage Accessory Structure at 3778 State Highway 30 (152.-5-20)
- James D. Beach, Jr. – Special Use Permit for a Motorized Vehicle Sales, Rental or Repair at 290 Riceville Road (103.-5-50)
- NYS Department of Environmental Conservation – Oak Ridge Farm LLC Argotsinger Bank (MLF 50554) Modification Application – SEQR Lead Agency Request Coordination

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 pm.

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the previous meeting.

MADE BY: Grant Rauch
SECONDED: Bonnie VanPatten
VOTE: Unanimous

III. BRIAN SYDOW – PUBLIC HEARING ON A MINOR SUBDIVISION AT 197 KUNKEL POINT ROAD:

Mr. Kessler had to abstain from the project due to its geographic location.

A. Background:

Brian Sydow and Sally Lauzon live at 199 Kunkel Point Road (104.10-1-10) in the Town of Mayfield. They seek to subdivide an accessory dwelling at 197 Kunkel Point Road, totaling approximately 0.28 acres. In December 2025, the Zoning Board of Appeals granted a variance from the 1-acre minimum lot size.

B. January 21, 2026 meeting:

During the January 21, 2026, meeting, the Planning Board reviewed the application and requested that the following information be provided on the Subdivision Plat:

1. The name (s) of the owner(s) and all adjoining property owners as disclosed by the most recent municipal tax records.
STATUS: Provide.
2. Gravel Roadway will need the official street name.
STATUS: Provided; however, Kunkel is spelled incorrectly.
DISCUSSION: The Planning Board agreed that this will need to be updated on the plat.
3. Area for the National Grid easement
STATUS: Provided.
4. Well and Septic for both parcels to be provided.
STATUS: Provided.
5. Right to farm statement must be placed on Survey map as follows: “It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of agricultural land for the production of food and other products, and also for its natural and ecological value. This disclosure notice informs prospective residents that farming activities occur within the Town. Such activities may include, but not be limited to, activities that cause noise, dust, and odors.”
STATUS: Provided.

C. State Environmental Quality Review:

The Planning Board classified the project as an Unlisted Action and conducted a Coordinated Review with the New York State Department of Environmental Conservation, the Adirondack Park Agency, the New York State Department of Health, the Town of Mayfield Zoning Board of Appeals, and the Hudson River Black River Regulating District.

NYS Department of Environmental Conservation

The agency indicated that a portion of the project site is within an archaeologically sensitive area. It is recommended that NYS OPRHP be consulted regarding the potential impacts on historic and archaeological resources from the development of this area. The sensitive area is part of the Great Sacandaga Lake.

NYS Department of Health

The agency stated that the project does not meet the definition of a New York State Realty Subdivision under NYS Public Health Law Article 11, Section 1115, and that the NYS DOH Herkimer District Office has no objection to the Town of Mayfield serving as the Lead Agency for this project. Additionally, the agency noted that if the owners seek to replace the existing well and are unable to meet the required well separation distances, they must apply to our office for a waiver.

Adirondack Park Agency

The agency had no issues with the Town serving as Lead Agency. It stated that the scope of the Adirondack Park Agency's environmental permitting review is not limited by another agency's findings regarding the significance of any environmental impacts pursuant to SEQRA. This letter is not a determination as to whether a permit or variance is required from this Agency for the above-referenced project.

MOTION: To declare Lead Agency under SEQRA.

MADE BY: Grant Rauch
SECONDED: Mike Angus
VOTE: Unanimous

D. Public Hearing:

The Public Hearing opened at 6:12 pm, and the Planning Board agreed to give each speaker 3 minutes.

Speakers: None

The Public Hearing was closed at 6:123 pm

E. SEQRA (Cont.)

Are there outstanding environmental issues that would negate the Town of Mayfield Planning Board from issuing a Negative Declaration?

MOTION: To authorize a Negative Declaration under SEQRA on Brian Sydow's Minor Subdivision at 197 Kunkel Point Road (104.19-1-10) due to the following reasons:

- a. The application received a Variance from the Town of Mayfield Zoning Board of Appeals
- b. There is a separate well and septic to service the new lot
- c. Utilities are available along Kunkel Point Road to serve the new lot.

MADE BY: Bonnie VanPatten
SECONDED: Grant Rauch
VOTE: Unanimous

F. Planning Board Action:

MOTION: To approve Brian Sydow's Minor Subdivision at 197 Kunkel Point Road (104.19-1-10) with the stipulation that Kunkel be spelled correctly on the final plat.

MADE BY: Aaron Howland
SECONDED: Bonnie VanPatten
VOTE: 4 in favor, 0 oppose, 1 abstain (Kessler)

IV. NEVELS LUXE ENTERPRISES, LLC – PUBLIC HEARING ON A SITE PLAN FOR A PRIVATE STORAGE STRUCTURE AT 3778 NY-30:

A. Background:

Shawn Nevels owns 3778 NY-30 (152.-5-20), approximately 3.50+/- acres. The applicant seeks to build a 14' x 40' storage structure on the property, totaling approximately 560 sq. ft. The property was formerly a motel and was converted into apartments. The applicant intends to use the structure for private purposes. The project is located within the Resources Hub per the Town's Zoning Ordinance and is classified as a Private Storage Structure, an allowed use. A Private Storage Structure is a single-story building or buildings with an aggregate floor area of less than 5000 square feet, not associated with any business, used for indoor storage of items owned by the property owner.

DISCUSSION: The Planning Board recognized that the applicant or a representative of the business was not present.

Ms. VanPatten inquired if the Planning Board should still have the Public Hearing.

Mr. Enfield stated that it was scheduled and published in the media. He indicated they could open up the Public Hearing, but could pause it.

B. January 21, 2026 meeting:

During the January 21, 2026, meeting, the Planning Board reviewed the application and asked that the following information be provided:

1. Applicant to attend the February 18, 2026, meeting.
STATUS: Not in attendance.
2. Deed Restrictions, Easements, Convents on the property.
STATUS: Not Provided.

C. General Municipal Law 239-m:

During the February 17, 2026, meeting, this project was unfortunately not reviewed by the Fulton County Planning Board. As a result of this referral, the project receives a default approval from the county.

D. State Environmental Quality Review:

During the previous meeting, the Town of Johnstown Planning Board classified the project as a Type II Action under the State Environmental Quality Review Act 617.5(c)(9), which, as a result, requires no further review.

E. Public Hearing

The Public Hearing was opened at 6:43 pm
Speakers: None
The Public Hearing was paused at 6:44 pm

F. Planning Board Action:

DISCUSSION: Mr. Howland requested that the septic system be identified on the Site Plan, citing an issue with the previous owner during the Blue Moon Motel's occupancy.

MOTION: To table further review.

MADE BY: John Kessler
SECONDED: Aaron Howland

VOTE: Unanimous

V. JAMES D. BEACH, JR. – SPECIAL USE PERMIT FOR A MOTORIZED VEHICLE, SALES, RENTAL, OR REPAIR AT 290 RICEVILLE ROAD:

A. Background:

James Beach, Jr. owns 290 Riceville Road (Tax Map Parcel Number 103.-5-50), approximately 0.69 +/- acres. He seeks to establish a motorized vehicle sales, rental, and repair business on-site. The site will include a 3-bay garage with 10 parking spots (2 ADA), a restroom, a fire exit, a furnace, and a lighted sign. The property also abuts the Mayfield Creek.

Under the Town of Mayfield Zoning Ordinance, the project is permitted within the Mixed Use Zoning District – 1, subject to a Special Use Permit. It is defined as “a Retail Structure in which motor vehicles are sold, rented, serviced, or repaired, and where associated parts are sold.”

DISCUSSION: Mr. Beach provided an overview of the business and the project's scope of work. He indicated that he would like to have a generational business so that his son and daughter have a business in the future.

B. Site Plan Review:

The following comments have been made in accordance with the Town’s Site Plan Review of the Mayfield Zoning Ordinance:

1. The title of the drawing, including the name and address of the applicant and the person responsible for preparing said plan.
STATUS: Partially Provided.
DISCUSSION: The Planning Board asked that this be provided in more detail.
2. Both existing and final contours shall be shown. Unless otherwise allowed by the Planning Board, the plan shall be at a scale of 1 inch equals 50 feet, with two-foot contours showing the topography of the parcel within 100 feet of the area under review.
STATUS: Not Provided.
DISCUSSION: The Planning Board waived this provision
3. North arrow, scale, and date.
STATUS: Partially Provided.
DISCUSSION: The Planning Board asked for this to be provided in full.
4. The boundaries of the property are plotted to scale—current zoning classification of property, including exact zoning boundary if in more than 1 district.
STATUS: Partially Provided.
DISCUSSION: The Planning Board
5. Existing watercourses and wetlands.
STATUS: Information from NYS DEC Freshwater Wetland JD indicated there are no wetlands on the property.
6. A grading and drainage plan, type of construction, proposed use, and exterior dimensions of all buildings.
STATUS: Not Provided.
DISCUSSION: The Planning Board had asked for this to be included.

7. The location, design, type of construction, proposed use, and exterior dimensions of all buildings.
STATUS: Provided. The applicant will use a prefabricated building from Titan Steel Structures. Although the color has been provided, the Planning Board may request other colors, given past applications for prefab buildings.
DISCUSSION: The Planning Board had requested this.

Mr. Rauch highlighted the Comprehensive Plan, which includes Adirondack-style examples.

Mr. Enfield stated he might want to revise the colors.
8. The location and widths of driveways on the site and access to existing roads and highways. Location to the nearest intersection of public roads to be provided. Location, design, and type of construction of all parking and/or truck loading areas, including access and egress.
STATUS: Partially Provided.
DISCUSSION: The Planning Board requested this.
9. The location and dimensions for pedestrian access.
STATUS: N/A
10. The location for outdoor storage, if any.
STATUS: Mr. Beach stated there will be no outdoor storage.
11. The location, design, and construction materials of all existing or proposed site improvements, including buildings, drains, culverts, retaining walls, and fences.
STATUS: Will the applicant be adding any retaining walls or fencing?
DISCUSSION: Mr. Beach stated there will be a retaining wall between the parking lot and the creek on the south side of the property.
12. The location and size of water and sewer lines and appurtenances. Any means of water supply or sewage disposal should be described, including location, design, and construction materials, and shall comply with all requirements of the New York State Department of Health and New York State Department of Environmental Conservation.
STATUS: Not applicable for this project.
13. The location of fire and other emergency zones, including the location of fire hydrants.
STATUS: N/A
14. The location, design, and construction materials of all energy distribution facilities, including electrical, gas, and alternative energy.
STATUS: N/A
15. The location, size, design, and type of construction of all proposed signs.
STATUS: Location has been provided; however, the applicant has not provided any imagery. Subsequently, will the applicant be clearing trees from the NYS 30?
DISCUSSION: Mr. Beach stated that the sign will be on the otherside of the building and will need to be updated. He also mentioned there will be down lighting on the building.
16. The location and proposed development of all buffer areas, including existing vegetative cover.
STATUS: N/A
17. The location and design of outdoor lighting facilities.
DISCUSSION: Mr. Enfield asked that this be added to the Site Plan.

18. The location and amount of building area proposed for retail sales or similar commercial activity.

STATUS:80%+

19. The general landscaping plan and planting schedule.

STATUS: Not Provided.

20. An estimated project construction schedule.

STATUS:

21. State Environmental Quality Review information and completed forms as may be required.

STATUS: Provided. The Planning Board found the Short Environmental Assessment form sufficient.

22. The location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use within the adjoining property.

DISCUSSION: Mr. Beach indicated there are utility lines on the property.

23. A description of all existing deed restrictions or covenants applying to the property.

STATUS:?

DISCUSSION:

24. A location map, to be prominently provided on the first sheet of plans.

STATUS:

DISCUSSION:

25. A signature line, to be provided for the Chairman of the Planning Board.

STATUS: Not Provided.

DISCUSSION: Mr. Enfield indicated this will need to be on the Site Plan.

26. Any other elements integral to the proposed development as deemed necessary by the Planning Board, including identification of any state or county permits required for the project's execution and the existence of any covenants governing the land.

A. Tapping into the municipal sewer along Riceville Road

DISCUSSION: The Planning Board agreed that, given the type of business and location next to the Mayfield Creek, it will need to tie in.

B. Hudson River Black River Regulating District

DISCUSSION: Mr. Enfield indicated that the Regulating District owns the neighboring property to the Mayfield Creek they may need to be involved as a tributary to the Great Sacandaga Lake.

C. Business Plan.

DISCUSSION: Mr. Enfield indicated that a few paragraphs discussing employees, hours of operation, storage, and removal of rubbish, etc., should be included to give the Planning Board and the public an overall concept of what you are doing.

G. General Municipal Law 239-m:

At this time, it is recommended that the Planning Board hold off on forwarding this to the Fulton County Planning Board.

H. State Environmental Quality Review:

The SEQR form was provided at the meeting, and the Planning Board will review it at another meeting.

I. Planning Board Action:

MOTION: Table further review of James Beach's Special Use Permit at 290 Riceville Road until more information has been provided

MADE BY: John Kessler

SECONDED: Grant Rauch

VOTE: Unanimous

VI. NYS DEPARTMENT OF ENVIRONMENTAL CONSERVATION – OAKRIDGE FARM LLC ARGOTSINGER BANK (MLF 50554) MODIFICATION APPLICATION – SEQR LEAD AGENCY REQUEST COORDINATION:

A. Background:

The NYS Department of Environmental Conservation received an application to modify the permit for a 54.5-acre mining facility, adding 33.7 acres. The Department will conduct an environmental review of this project pursuant to the State Environmental Quality Review Act (SEQR). The Department has preliminarily determined that the project is a Type 1 and proposes to serve as the lead agency for a coordinated SEQR review of this mining permit application. The Mined Land Reclamation Law (MLRL), as amended, affirms that only the State can regulate mining operations under the MLRL, and NYSDEC has the primary responsibility for the environmental review of this action.

Argotsinger Farm currently consists of Tax Map Parcel Numbers 151.-6-6 and 1561.-6-3 on property owned by Richard B. Argotsinger. The original approval for the mining operation was issued on April 10, 1989. The expansion will occur on adjacent property owned by Karen and Eugene Joubert (Tax Map Parcel Number 151.-6-9.112). At the time the mining operation was approved, the Town of Mayfield did not have zoning. Currently, the Zoning Ordinance includes a provision for a Mining Operation.

DISCUSSION:

Mr. Enfield stated that he spoke with Supervisor Lehr and asked that the SEQR response be deferred to the Planning Board. He. Stated upon his review that the following comments should be sent to NYSDEC.

- Will need to come to the Planning Board for approval under a Special Use Permit. The original mine was approved in the 1980s, and Mayfield did not have Zoning at that time.
- Will need to go to the Fulton County Planning Board pursuant to General Municipal Law 239
- The properties are within Fulton County Agricultural District #1, and the agency is recommended to speak with New York State Agriculture and Markets

Mr. Enfield stated that Supervisor Lehr pointed out that within the Full EAF, the Mayfield Fire Department should have listed the Broadalbin Kenyetto Fire Department.

Planning Board members brought up that the Argotsinger Farm and the adjacent property are not owned by the same individual and would set a precedent for a project that is not owned by the same individual.

Mr. Enfield stated that additional documentation will be necessary for the applicant.

Mr. Howland discussed the traffic implications on

VII. OTHER BUSINESS:

A. Town Board Liaison:

Mr. DeSiderio mentioned that the Town Board authorized the Planning Board to review the Comprehensive Plan.

Mr. Enfield recommended that a committee be established that is not the Planning Board, as the Planning Board can get bogged down with projects and take longer to review them.

Mr. Kessler stated that the Planning Board started to do this before the first RV Park in 2021.

Ms. VanPatten volunteered to serve on the Comprehensive Planning Committee.

B. Fulton County Planning Department:

Update on Zoning Update and Comprehensive Plan:

- RES #37 In 2026, it was indicated that the Mayfield Town Board agreed to have the Planning Board review the Comprehensive Plan in sections.
- RES #101 of 2025 Town of Mayfield and Village of Mayfield already operate several shared services, including a shared town/village office, trash collection, and highway equipment as needed. To continue being as efficient and productive as possible for the citizens of Mayfield, both municipalities seek to update their Comprehensive Plan and Zoning jointly to outline further shared services for future use, providing the most cost-effective and efficient government possible.
- The Town and Village can collaborate to apply for a grant through the New York State Environmental Protection Fund (EPF), which offers funding to communities in the Adirondack and Catskill Park areas. However, funding depends on each entity's percentage: Village 100%, Town approximately 70%+/-.

VIII. CLOSE OF THE MEETING:

MOTION: To close the meeting at 7:02 pm

MADE BY: John Kessler

SECONDED: Grant Rauch

VOTE: Unanimous