

REGULAR MONTHLY BOARD MEETING JUNE 10TH 2025

The Town of Mayfield held the Regular Monthly Meeting on June 10th, 2025, at 6:00 PM at the Mayfield Municipal Complex, 28 N. School St. Mayfield NY 12117. The meeting was opened by Supervisor Brandon Lehr with the Pledge of Allegiance.

PRESENT: Supervisor Brandon Lehr
Councilman Ralph Desiderio
Councilman Thomas Ruliffson
Councilwoman Lesley Lanzi
Councilman Jack Putman

Also Present: Highway Superintendent Jeff Martin, Christopher Warner, Tim Rizzo, Pete and Cathy Stearns, Marilyn Salvione, James Brown, Mark Deyle, Michelle and John Johnsen, Kelly Dingman, Dan Sardelli, Robert Johnson, Michelle Kaplan, Diane Boswell, Jim and Theresa Corey, Steve Santa Maria

PUBLIC COMMENT: Tim Rizzo spoke about the Upstate Ice Plex development and requested the Town pass a resolution stating that the Town is in support of the Upstate Ice Plex. Also spoke about grants for Caroga Lake Arts and Broadalbans water tower, and the Pro Housing resolutions. Dan Sardelli asked where the Upstate Ice Plex would be located. Jim Brown spoke about the gate at Tolmantown being locked again. Supervisor Lehr has been in contact with the State DEC about the gate. Emergency Management Coordinator Steven Santa Maria stated it could cause problems in an emergency situation, he also stated that the road should be maintained, but services would be provided regardless. The Clerk thanked the Supervisor for fixing an on going insurance problem.

DEPARTMENT REPORTS:

Highway Superintendent Jeff Martin gave his report stating that this is his last meeting with the Town of Mayfield. The highway department has Sunrise Dr ready for paving with 2 culverts being replaced, with Proper, Lathrop, and Nine Mile Tree Roads needing just minor work. There is more money than planned for paving and other roads suggested are Tolmantown, Red Bunch, Rolling Meadows One and Knott Rd. If there is still any left, the remaining 1 ½ miles of Jackson Summit should be done. Rubble was hauled in, and hauled gravel for soil and water. Mowing has started and a part time employee would be helpful. Deputy Highway Superintendent has been doing all the bill, emails, payroll.

RES #60 On motion by Councilman Putman, seconded by Councilman Ruliffson the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the appointment of Carl Avery as a part time employee.

OPEN PUBLIC HEARING FOR LOCAL LAW NO. 2 PERIMETER FENCING LAW

The Public Hearing was opened at 6:16 PM

Robert Johnson spoke about the law being discriminatory to those who live in the L1 and L2 zoning district and feels the law should apply to all of the town, not just the lake areas and

permits with fees should also apply. Michelle Johnsen asked if the public would be voting on the law. Jim Corey also stated that the law should be townwide, not just lake areas. Michelle Johnsen also questioned the maintenance of fences. Pete Stears asked if hedge fences were included. Theresa Corey stated they didn't want a fence but had no choice due to no privacy. She also stated that no one is guaranteed a view if it is through someone else's property. Kelly Hoyt spoke about just the lake areas being targeted for this law and it should include the entire town. Lengthy discussion about maintenance, height, fees, etc.

Councilman Desiderio stated there are no permits required.

Supervisor Lehr stated that different zoning areas have different laws.

CLOSE PUBLIC HEARING

The public hearing was closed at 6:35 PM

OPEN PUBLIC HEARING-LOCAL LAW NO. 3

The Public Hearing for Local Law No 3 was opened at 6:36 PM

There were no public comments

The Public Hearing for Local Law No 3 was closed at 6:38 PM

CEO/BI Norman Barbosa submitted his report stating 12 permits were issued, 20 inspections were carried out; there were 5 complaints, 5 foil requests, 1 closed permit and 22 office visits. Code Officer Dave Edwards completed part A of NYS Code Training. Condemned mobile home on Bellen Rd after a fire. Bellen Rd property is in foreclosure, and will be monitored. Sunset Bay is moving forward and there will be a Public Hearing at the next planning board meeting on June 18th at 6:00 PM. There will also be a Public Hearing for the Mayfield Stewarts Shop expansion/rebuild on June 17th at 6:00 PM.

ASSESSOR

No report given

DOG CONTROL

No report given.

SUPERVISOR Brandon Lehr gave his report stating that the fire alarm system for the Highway/Court buildings has been started and there has been an addition added to the system for an additional fee.

RES #61 On motion by Councilman Ruliffson, Seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the additional system upgrades to the fire alarm system. The Town has used all monies from Sunset Bay for engineering services and Chairman Kessler will reach out for more funding. The gate at Warner Hill and Tolmantown is locked again, and NYSDEC is supposed to look into it. The road is still considered a public road, and public access can not be blocked. Insurance issues have been resolved. The Town has a new website as required by the state, and now has a .gov domain. The new website is TownOfMayfieldNY.gov. Councilman Desiderio set up the new website and gave a presentation to introduce it. The old website will remain up for a couple of months.

OLD BUSINESS

BEACH

RES #62 On motion by Councilwoman Lanzi, seconded by Councilman Putman the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the appointment of Sawyer Harrington as a substitute gate keeper.

LOCAL LAW #2

SEQRA

RES #63 On motion by Councilman Desiderio, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board adopts the Negative Declaration for Local Law No. 2 of 2025 – Fence Regulation in Lake Area 1 (L1) and Lake Area 2 (L2) Zones as follows:

WHEREAS, THE Town board of the Town of Mayfield proposes to adopt Local Law No. 2 of 2025, entitled “A Local Law Regulating Fences in Lake Area 1 (L1) and Lake Area 2 (L2) Zones” (the “Proposed Action”); and

WHEREAS, the Proposed Action involves the regulation of perimeter fences on properties on one (1) acre or less in size located within the Lake Area 1 (L1) and Lake Area 2 (L2) zoning districts; and

WHEREAS, The Town Board, as lead agency under the State Environmental Quality Review Act (“SEQRA”), has reviewed the Proposed Action to determine its environmental significance; and

WHEREAS, the Proposed Action constitutes a Type II action under SEQRA as defined in 6 NYCRR 617.5(c)(26) and (27), being the adoption of regulations that do not materially alter land use patterns or natural resource management and involve minor modifications to existing regulations; and

WHEREAS, Type II actions have been determined not to have significant adverse environmental impacts and are exempt from further SEQRA review pursuant to 6 NYCRR 617.5(a); and

WHEREAS, the Town Board has nevertheless conducted a review of the potential environmental impacts of the Proposed Action and finds that:

1. The Proposed Action applies only to accessory structures (fences) on small residential properties of one acre or less;
2. The height limitations imposed by the proposed Action (maximum 4 feet in front yards, 6 feet in side and rear yards) are consistent with or less restrictive than typical residential fence regulations;
3. The Proposed Action does not authorize any construction activities by the Town or any private entity, but merely establishes regulatory parameters for private fence installation;
4. The Proposed Action will not result in any significant adverse impacts to air quality, water resources, wetlands, wildlife habitat, visual resources, or other environmental resources;
5. The Proposed Action does not involve any physical alteration of the environment beyond the installation of typical residential fencing materials;
6. The scope of the Proposed action is limited to two specific zoning districts and small residential lots, minimizing any potential cumulative impacts; and
7. The Proposed Action eliminates permit requirements for compliant fences, thereby reducing administrative burden while maintaining appropriate regulatory standard;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Mayfield hereby determines that the Proposed Action is a Type II action under SEQRA and as such, no further environmental review is required; and

BE IT FURTHER RESOLVED, that in the alternative, should the Proposed Action be deemed an Unlisted Action, the Town Board hereby issues a Negative Declaration under SEQRA, determining that the Proposed Action will not have a significant adverse impact on the environment for the reasons set forth above, and there an Environmental Impact Statement is not required; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

RES #64 Local Law No 2 of 2025

On motion by Councilwoman Lanzi, seconded by Councilman Ruliffson the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town will table Local Law No 2 until further notice.

RES #65 On motion by Councilwoman Lanzi, seconded by Councilman Putman the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that Local Law No. 3 of 2025, a Local Law to amend Local Law No. 1 of 2025 will be put to a roll call vote as follows:

| | |
|----------------------|-----|
| Supervisor Lehr | Yes |
| Councilman Desiderio | Yes |
| Councilwoman Lanzi | Yes |
| Councilman Putman | Yes |
| Councilman Ruliffson | Yes |

LOCAL LAW NO. 3 OF 2025

A local law to amend Local Law No. 1 of the year 2025 regarding Large-Scale Battery Energy Storage Systems of the Town of Mayfield

Be it enacted by the Town Board of the Town of Mayfield as follows:

Section 1: Title

This local law shall be known as the “Amendment to the Large-Scale Battery Energy Storage Systems Law of the Town of Mayfield.”

Section 2: Purpose

The Purpose of this local law is to amend certain provisions of Local Law No. 1 of the year 2025 regarding Large-Scale Battery Energy Storage Systems of the Town of Mayfield.

Section 3: Amendments

1. Section 3: Definitions of Local Law No. 1 of the year 2025 is hereby amended to add the following definition:

“Lake: A lake is a body of standing water, natural or artificial, with a surface area of at least 5 acres and designated for specific uses such as recreation, conservation, or water management.”

2. Section 6: Setbacks, subsection 1 of Local Law No. 1 of the year 2025 is hereby amended to read as follows:

Replace 1. Aquifers with “1. Lake”

3. Section 13: Water Source of Local Law No. 1 of the year 2025 is hereby amended to read as follows:

“Section 13: Water Source

Appropriately sized water source for mitigation measures.”

Section 4: Severability

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgement shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 5: Effective Date

This Local Law shall take effect immediately upon filing with the New York State Secretary of State.

UPSTATE ICE PLEX RESOLUTION

RES #66 On motion by Councilman Desiderio, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board accepts the Upstate Ice Plex resolution as follows:

BE IT RESOLVED that the Town of Mayfield is in support of the Upstate Ice Plex, Inc. (UIP) coordinating and filing grants with the NYS consolidated Funding Application, NY Forward, DASNY< ESD, HR and other agencies or programs as needed for the development and creation of the Upstate Ice Plex. The Town of Mayfield ACKNOWLEDES that the Upstate Ice Plex Inc. is a designated non-profit, developing a multi-use complex for the local communities and Mohawk Valley Region – one of a kind. Additionally, the UIP may partner with the Town of Mayfield and Fulton county Economic Development Departments to assist in the build – as needed.

NEW BUSINESS

BEACH – Establish Petty Cash

RES #67 On motion by Councilman Putman, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board authorizes establishing a petty cash fund of \$200.00 for the 2025 beach season.

COMMITTEE REPORTS – None at this time.

PAVING BIDS

Res #68 On motion by Councilman Desiderio, seconded by Councilman Putman the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the bid from Empire Paving with the bids received as follows:

| | |
|---------------------|-----------------|
| Empire Paving | \$74.85 per ton |
| Callanan Industries | \$77.74 per ton |

APPROVE RESIGNATION OF HIGHWAY SUPERINTENDENT

RES # 69 On motion by Councilman Ruliffson, seconded by Councilman Putman the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board reluctantly approves the resignation of Highway Superintendent Jeffrey Martin.

APPROVAL OF MINUTES

RES #70 On motion by Councilman Ruliffson, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the minutes from the June 10th meeting.

Councilman Desiderio discussed a new zoning book.

TRANSFERS

RES #71 On motion by Councilwoman Lanzi, seconded by Councilman Ruliffson the following resolution was adopted 5AYES (Lehr, Desiderio, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the transfers in the following accounts:

| | | |
|------------|-------|---------------------------------|
| \$4,000.00 | To: | DA5120.4 - Bridges and Culverts |
| | From: | DA9901.910-Interfund Transfer |

APPROVAL OF VOUCHERS

RES #72 On motion by Councilman Putman, seconded by Councilman Desiderio the following resolution was adopted 5AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board approves the vouchers in the following accounts for Abstract #6 of 2025.

| | | |
|----|-------------------------|--------------|
| A. | GENERAL TOWNWIDE | \$ 45,471.00 |
| B. | GENERAL OUTSIDE VILLAGE | \$ 3,570.65 |
| DA | HIGHWAY TOWNWIDE | \$ 19,791.40 |
| DB | HIGHWAY OUTSIDE VILLAGE | \$ 15,399.24 |

CLERKS REPORT

The clerk's report was submitted with fees collected in the A account of \$4,190.00 and the B account of \$16,545.00

PUBLIC COMMENT:

Steve Santa Maria stated that Highway Superintendent Jeff Martin will be missed by all. Dan Sardelli suggested a survey be sent to everyone in town about the fence law, and asked to have the shoulder on School St and Brower Rd and School St and State Highway 30 filled in.

EXECUTIVE SESSION

RES # 73 On motion by Councilman Ruliffson, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board entered Executive Session at 7:16 pm.

RES # 74 On motion by Councilman Putman, seconded by Councilman Ruliffson Desiderio the following resolution was adopted 4 AYES (Lehr, Desiderio, Putman, Ruliffson)

RESOLVED that the Mayfield Town Board exited Executive Session at 7:27 pm.

RES #75 On motion by Councilman Desiderio, seconded by Councilwoman Lanzi the following resolution was adopted 5 AYES (Lehr, Desiderio, Lanzi, Putman, Ruliffson)
RESOLVED that the Mayfield Town Board will hold a Workshop Meeting on June 24th at 9:30 AM for the purpose of Executive Session – Employment History

ADJOURNMENT

On motion by Councilwoman Lanzi, seconded by Councilman Ruliffson the meeting was adjourned at 7.28 PM.

Nancy Parker
Town Clerk
RMO