

TOWN OF MAYFIELD

PLANNING BOARD

WEDNESDAY, MAY 20, 2026
6:00 P.M.

MEETING MINUTES

PRESENT:

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

RALPH DESIDERIO, TOWN BOARD LIASON TO THE PLANNING BOARD
X DAVE EDWARDS, CODE ENFORCEMENT OFFICER
X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

OTHERS PRESENT: James Beach, Mark Deyle, Mark Tallent,

AGENDA ITEMS:

- Mark Ernst and Olbrych Realty – Lot Line Adjustment at Blowers Road (119.-9-31)
- James D. Beach, Jr. – Special Use Permit for a Motorized Vehicle Sales, Rental or Repair at 290 Riceville Road (103.-5-50)

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: Aaron Howland
SECONDED: Rich Miles
VOTE: Unanimous

III. MARK ERNT AND OBLBRYCH REALTY – LOT LINE ADJUSTMENT AT BLOWERS ROAD AND FULTON COUNTY HIGHWAY 157 (119.-9-31 & 119.-10-22.11):

A. Background:

Mark Ernst owns 33.246 acres in total on both sides of Blowers Road (119.-9-31). He seeks to convey approximately 3.6 +/- acres on the southern side of Blowers Road to Olbrych Realty (119.-10-22.11), Inc. The parcel is outside the Adirondack Park. This conveyance of land will not affect the Fulton County FJ&G Rail Trail.

DISCUSSION: Mr. Howland expressed concern that the Oblrych Property is industrial, while the application states that the adjacent parcel is zoned Agriculture.

The Planning Board and Senior Planner had a back-and-forth conversation. It was identified that the parcel is the same zoning district as the Olbrych property.

Mr. Enfield indicated that some residents will list assessment classification as zoning classifications. He stated that this is what happened with this classification.

Mr. Howland inquired whether the property parcel was in a different zoning district and how the process would differ.

Mr. Enfield stated that the property owner would have to seek a zoning change and go to the Town Board to proceed. Subsequently, he indicated that some parcels may have more than one zoning district, though it is ill-advised.

MOTION: Recognizing that the agreement between Mark Ernt and Olbrych Realty is not considered a Subdivision and can be approved as a Lot Line adjustment under the Town's Subdivision Regulations.

MADE BY: Aaron Howland
SECONDED: Rich Miles
VOTE: Unanimous

IV. JAMES BEACH, JR. – SITE PLAN AND SPECIAL USE PERMIT FOR A MOTORIZED VEHICLE SALES, RENTAL, OR REPAIR AT 290 RICEVILLE ROAD (103.-5-50):

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 of which are 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 under a Special Use Permit and is defined as “a Retail Structure in which motor vehicles are sold, rented, serviced, or repaired, and where associated parts are sold.”

B. February 18, 2026 meeting:

During the previous meeting, the Planning Board reviewed the concept plan for the applicant, going through the requirements of

1. The title of the drawing, including the name and address of the applicant and the person responsible for preparing said plan.
STATUS: Provided.

2. Current surrounding property owners and Tax Map Parcel Numbers.
STATUS: Provided.
3. 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: Provided. Scale is 1" = 30'
4. North arrow, scale, and date.
STATUS: Provided.
5. 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: Provided.
6. A grading and drainage plan, type of construction, proposed use, and exterior dimensions of all buildings.
STATUS: Provided.
7. The location, design, type of construction, proposed use, and exterior dimensions of all buildings.
 - a. Please review the Zoning Ordinance on the ADK style section. The Planning Board also likes to incorporate Adirondack colors.
 - b. The Zoning Ordinance has been attached for easy access.

STATUS: Provided.

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: Provided.
9. The location, design, and construction materials of all existing or proposed site improvements, including buildings, drains, culverts, retaining walls, and fences.
STATUS: Mr. Beach stated the proposed building is a steel structure- barn red with a white roof.
10. Location map.
STATUS: Provided.
11. Signature line for the Chairman.
STATUS: Provided.
12. Once approved, how long would construction be?
STATUS: 3-4 months.
13. The location, size, design, and type of construction of all proposed signs.
STATUS: Provided.
14. The location and design of outdoor lighting facilities.
STATUS: Partially Provided.
DISCUSSION: Mr. Beach stated he would have downward lighting and would provide information before the next meeting.

15. The general landscaping plan and planting schedule.

STATUS: ?

DISCUSSION: The Planning Board suggested that the applicant provide some low-lying shrubs along Riceville Road, acknowledging the mixed use of the neighborhood and should

16. If there is documentation on the easement for National Grid, it can be placed in the notes section.

STATUS: ?

DISCUSSION: Mr. Beach indicated that he was gonna be speaking with National Grid.

17. Any Deed Restrictions, Easements, or Covenants

STATUS: N/A

Other: Mr. Moore inquired how many cars he will be serving.

Mr. Beach stated he would hopefully be doing

C. Special Use Permit Requirements:

Will be discussed at the next meeting.

Fulton County Agricultural District #1:

There are properties 500' away that are located within an Agricultural District and property owners will need to receive an Agricultural Data Statement. Would the Planning Board wish to send to the following property owners?

Guy Wemple	103.-5-46	5825 acres
Richard Pernham	103.-5-48	.58 acres
David Pernham	103.-5-41.1	61.80 acres

MOTION: To send Agricultural Data Statements to the following property owners

MADE BY: Jerry Moore

SECONDED: Aaron Howland

VOTE: Unanimous

D. State Environmental Quality Review Act:

Section 617.1 of 6 NYCRR states that the basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review, and decision-making processes of State, regional, and local government agencies at the earliest possible time. To accomplish this goal, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant effect on the environment and if it is determined that the actions may have a significant effect, prepare or request an environmental impact statement. Under these terms, the review of a Site Plan application is subject to SEQR. Therefore, the following issues must be addressed:

1. Does the Planning Board feel that the Environmental Assessment Form, provided by the Applicant, has been completed adequately?
2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?
3. Type I or an Unlisted Action: Section 617.6 (b)(3) of 6 NYCRR states that, when an agency proposes to directly undertake, fund or approve a Type I or Unlisted Action undergoing a

Coordinated Review with other Involved Agencies, it must, as soon as possible, transmit Part I of the Environmental Assessment Form, completed by the Project Sponsor, or a Draft Environmental Impact Statement (DEIS) and a copy of any application that has been received to all Involved Agencies and notify them that a Lead Agency must be agreed upon within thirty (30) calendar days of the date the Environmental Assessment Form or DEIS was transmitted to them.

Type II Action: A Type II Action is categorically excluded from SEQR. These actions have been determined not to have a significant adverse impact on the environment. Once an action is determined to be Type II, no further environmental review is required. Section 617.5(c) provides the following actions that are not subject to a Type II Action.

4. It is recommended that the project be classified as a Type II Action – 617.5(c)(9) as the primary structure is under 4,000 sq. ft., but request that the application and Planning Department consult with the NYS Department of Environmental Conservation (NYSDEC) on potential concerns with the Mayfield Creek.

MOTION: To classify this project as a Type II Action under SEQRA.

MADE BY: Rich Miles
SECONDED: Grant Rauch
VOTE: Unanimous

E. GML 239-m:

This project is located within 500' of a County Highway, a State Highway, a Municipal Boundary, and State-owned land, which requires a referral to the Fulton County Planning Board. Does the Planning Board feel as though there is enough information to send to the Board?

MOTION: To forward the application to the Fulton County Planning Board

MADE BY: John Kessler
SECONDED: Grant Rauch
VOTE: Unanimous

F. Planning Board Action

MOTION: To deem the application complete and to schedule a Public Hearing for June 17, 2026, at Mayfield Town Hall.

MADE BY: John Kessler
SECONDED: Aaron Howland
VOTE: Unanimous

V. OTHER BUSINESS:

A. Code Enforcement Officer:

Mr. Edwards indicated that an applicant is working with the FAA on a private airstrip and informed the board that there is nothing in the zoning code related to it.

Mr. Edwards noted that the FAA requires a Site Plan.

Mr. Enfield stated that the resident could perhaps submit an application for a private club, as it is subject to Site Plan Review.

Mr. Edwards stated he would work with the applicant.

B. Fulton County Planning Department:

Mr. Enfield discussed concerns about Data Centers as a new hot-button land-use issue.

C. Other:

Ms. VanPatten indicated that the Town and the Village have started working on the Comprehensive Plan.

Mr. Enfield reminded the board that there are grant opportunities that might benefit the commission on funding streams.

VI. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:50 pm

MADE BY: Jerry Moore

SECONDED: Grant Rauch

VOTE: Unanimous