

**TOWN OF MAYFIELD PLANNING BOARD
JANUARY 14, 2015
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL
MEETING NOTES**

PRESENT:

**ROBERT PHILLIPS, CHAIRMAN
MARILYN SALVIONE
JOHN KESSLER
AARON HOWLAND**

**ROBERTA RICCIARDI, ALTERNATE
MICHAEL STEWART, CODE ENFORCEMENT OFFICER
SEAN M. GERAGHTY, SR. PLANNER**

OTHERS PRESENT:

**VINCE COLLETTI, TOWN COUNCILMAN
STEVEN SMITH, P.E.
WALLY HART, LEXINGTON FOUNDATION
ERIC SIMONDS, CCIM, CBRE/ALBANY**

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:01 p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes to the December 17, 2014 meeting.

MADE BY: Roberta Ricciardi

SECONDED: John Kessler

VOTE: 5 in favor, 0 opposed

III. ELECTION OF OFFICERS:

In accordance with Section 271 of the Town Law of New York State, the Chairperson of the Planning Board is appointed by the Town Board. However, in the absence of this appointment, the Planning Board is authorized to designate a member to serve as the Chairperson. The Town of Mayfield Town Board has authorized the Planning Board to select its own Chairman and Vice Chairman.

DISCUSSION: Planning Board Chairman Robert Phillips asked for officer nominations for 2015. After a brief discussion, the Planning Board felt that Mr. Phillips should remain as the Chairman for 2015.

MOTION: Nominating Robert Phillips as Chairman and John Kessler as Vice Chairman for 2015.

MADE BY: Aaron Howland

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed

VII. LEXINGTON FOUNDATION – PUBLIC HEARING ON A SITE PLAN FOR PAUL NIGRA CENTER FOR CREATIVE ARTS:

A. Background:

Lexington Foundation would like to use the former Tetra Tech property at the intersection of NYS Route 30 and 30A (Tax Map Parcel No. 119.-9-6) to develop the Paul Nigra Center for the Creative Arts. The Center will be located in the southernmost building on the property, which is a single-story structure approximately 16,675 sq. ft. in size. The interior of the building will be renovated to accommodate an art center and studio space for music and performance, painting and pottery studios, culinary instruction, yoga studio and dance studio and gallery for display of artworks. The building at the north end of the site is a 1-story building with a walkout basement and has approximately 17,030 sq. ft. of space. A program called “Transitions” will be operated out of this building, which will have a small number of students during the school year and an estimated 40 students per session during the months of June, July and August.

B. December 17, 2014 Meeting:

During its December 17, 2014 meeting, the Town of Mayfield Planning Board began its review of Lexington Foundation's Site Plan for the new Paul Nigra Center for the Creative Arts which will be located on the former Tetra Tech property at the intersection of NYS Route 30 and 30A. At that time, the Planning Board determined that the following information must be provided on the revised Site Plan drawings prior to the public hearing:

1. A tax map should be superimposed on the Site Plan drawing showing the dimensions of the entire property.

STATUS: Provided.

2. The size and design of any new signage on the property should be identified on the Site Plan drawing.

STATUS: Provided.

3. The address of the property should be clarified on the drawing and the Short Environmental Assessment Form.

STATUS: Provided.

DISCUSSION: There was a general consensus amongst Planning Board members that all of the requested information had been provided on the revised drawings.

C. State Environmental Quality Review:

During its December 17, 2014 meeting, the Town of Mayfield Planning Board proposed that it act as the Lead Agency for the purpose of issuing a determination of significance under SEQR. The Planning Board recognized that the NYS Homes and Community Renewal Agency was the only other entity that could be considered an Involved Agency. A letter was forwarded to the Agency's Environmental Analysis Unit along with a copy of the Short Environmental Assessment Form and the Site Plan drawing. The Agency was given until Tuesday, January 13, 2015, to comment on the Planning Board's proposal to act as Lead Agency or on the project itself.

STATUS: In a letter dated January 8, 2015, the NYS Office of Homes and Community Renewal has consented to the Town of Mayfield Planning Board acting as the Lead Agency.

MOTION: Declaring the Town of Mayfield Planning Board the Lead Agency for the purpose of issuing a determination of significance under SEQR for this proposed action.

MADE BY: Marilyn Salvione
SECONDED: Roberta Ricciardi
VOTE: 5 in favor, 0 opposed

DISCUSSION: The Planning Board recognized that there did not seem to be any environmental issues that needed further review.

MOTION: Authorizing the filing of a negative declaration under SEQR for this proposed action since:

1. The project involves the reuse of an existing commercial facility.
2. The traffic impacts associated with the new use of the property will be negligible.
3. Public utilities and onsite infrastructure will not need to be upgraded as a result of the change of use on the property.

MADE BY: Marilyn Salvione
SECONDED: Aaron Howland
VOTE: 5 in favor, 0 opposed

D. Public Hearing:

1. The public hearing was opened at 6:08 P.M.
2. Speakers:

There was no one to speak regarding Lexington Foundation's Site Plan application.

3. The public hearing was closed at 6:09 P.M

E. County Planning Board Referral:

In accordance with Section 239-m of the General Municipal Law of New York State, any Site Plan application for a property within 500' of a State or County highway must be forwarded to the County Planning Board for review. The County Planning Board is responsible for

identifying any regional implications that could occur from the proposed action. The Fulton County Planning Board is scheduled to review Lexington Foundation's Site Plan for the Paul Nigra Center for Creative Arts at its January 20, 2015 meeting.

DISCUSISON: County Senior Planner Sean Geraghty noted that there was no further action that could be taken by the Planning Board this evening.

Steven Smith, P.E. asked if a decision could be made with the condition that the County Planning Board endorse the proposal?

Mr. Geraghty explained that General Municipal Law indicates that the referring body, which in this case is the Town of Mayfield Planning Board, cannot take final action on an application until it receives a recommendation from the County Planning Board.

The Planning Board then held a brief discussion concerning Lexington Foundation's timetable for acquiring the property and developing its project. Board members agreed to meet for a brief period of time on Wednesday, January 21, in order to take a final vote on Lexington Foundation's application.

VIII. OTHER BUSINESS:

A. Code Enforcement Update:

Town Code Enforcement Officer Mike Stewart indicated that he received a Court transcript for the Fletcher/Rupert subdivision along Nine Mile Tree Road in the Town of Mayfield. He indicated that he passed the information along to Town Attorney Carm Greco for a recommendation.

Mr. Stewart indicated that Ed Henry has a potential lot line amendment he would like to bring before the Planning Board in the near future. Mr. Stewart explained that Mr. Henry will need to go to the Town ZBA first in order to obtain a variance to reduce the size of a lot under 1 acre before proceeding to the Planning Board.

Mr. Stewart pointed out that CMK Real Estate has purchased the former Vails Mills Drive-In property and will be building a centralized office at that location. He indicated that Christian Klueg has hired Travis Mitchell, P.E. to put together the drawings.

Mr. Stewart indicated that there may be an expansion project at the Wildlife Museum along NYS Route 30. He indicated that the potential project could involve a 13,000 sq. ft. addition to the facility.

Mr. Stewart reminded Board members that the annual planning and zoning training sessions in Saratoga County will take place at the end of the month. He indicated that if anybody would like to attend those sessions, he believed there are other individuals going over from the Town of Mayfield.

B. Chairman's Update:

Mr. Phillips asked where the Zoning Commission's work on the new Town Zoning Ordinance stood?

Mr. Stewart explained that the Zoning Commission will be talking about hobby farms and farm animals at its upcoming meeting.

Town Councilman Vince Colletti asked if there was any more information regarding the wild animal situation along NYS Route 30A?

Mr. Stewart indicated that there was nothing to report.

C. Training:

Mr. Geraghty indicated that, in the next day or so, Board members will be receiving a registration flyer for this year's training sessions at Fulton-Montgomery Community College (FMCC) on February 11, 2015. He indicated that the two (2) sessions will run from 5:00 p.m. to 6:30 p.m. and 6:45 p.m. to 8:15 and attendees will receive three (3) hours credit for attending both sessions. He reminded Planning Board members that this year's topics will include Historic Preservation and Open Space Planning.

IX. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:23 p.m.

MADE BY: Aaron Howland

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed