

PLANNING BOARD MEETING
June 16, 2010
MEETING

PRESENT: Walt Ryan, Bob Phillips, Barney Brower, Marilyn Salvione, and Jerry Moore

ABSENT: NONE

Chairman Ryan called the meeting to order at 6:30PM.

MINUTES:

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MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to accept the minutes of the May 19, 2010 as written by the clerk. All in favor (5). The motion was passed.

Chairman Ryan introduced Mel Dopp, the Highway Superintendent to all present. Some of the Town of Mayfield's Planning Board applications involve the Highway Dept. Mel was present to answer questions the Planning Board would have, and offer his knowledge.

NEW APPLICATIONS

- 1. John Buchanan-Subdivision- 5 lot**
SBL # 136.-14-25
Nine Mile Tree Rd., Gloversville
Zone: R-2

Mr. Buchanan was present to explain his Subdivision. He owns an 8.30 acre of property which he has previously subdivided 4 lots. This application is to subdivide another 4 lots leaving a bigger parcel for future lots. He intends to extend the private road and turn it over to the Town of Mayfield.

After a lengthy discussion, the Board felt a survey would be necessary. The Board would also like the engineer to design the road as if it were being turned over to the Town of Mayfield. The following motion was made:

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to require a survey to serve as a site plan for the subdivision for John Buchanan. All in favor (5). The motion was passed.

2. Adam Retersdorf-Site Plan

SBL# 74.9-1-1

1740 State Hwy 30

Zone: Commercial

Adam Retersdorf was present to explain his site plan. He wants to construct a pole barn to replace a temporary storage tent. Adam obtained an APA permit approval. Mr. Retersdorf provided the Board a hand sketched drawing of his property. Chairman Ryan explained that a survey would be required for commercial property under the zoning law.

MOTION: A motion was made by Bob Phillips and 2nd by Jerry Moore to require a survey to be used in the site plan review. (4) In favor, (1) abstain: Marilyn Salvione. The motion was passed.

MOTION: A motion was made by Barney Brower and 2nd by Bob Phillips to eliminate contour lines from the survey. All in favor (5). The motion was passed.

3. Robert Frank- Site Plan

SBL# 103.4-1-16.111

Riceville Rd., Gloversville

Zone: Commercial

Rob Frank was present to explain his site plan. He brought in a survey from a previous subdivision and site plan. Rob hand sketched the proposed changes to the property on that survey. A short discussion was held on the future use of the property, and the buffer to State Hwy 30. The Board discussed the requirements needed on a new survey to include the following:

1. 5 parking spaces
2. 1 Handicap parking space
3. An area screened for outdoor storage

MOTION: A motion was made by Jerry Moore and 2nd by Barney Brower to request an updated survey. All in favor (5). The motion was passed.

PUBLIC HEARINGS

MOTION: A motion was made by Bob Phillips and 2nd by Barney Brower to open the Public Hearing for Malcolm Simmons at 7:00PM. All in favor (5). The motion was passed.

1. Malcolm Simmons-Site plan

SBL # 152.-5-37

3974 State Hwy 30

There were no public comments.

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to close the Public Hearing for Malcolm Simmons at 7:15PM. (5) In favor. The motion was passed.

The Planning Board completed part II of the short form SEQR. A motion was made by Barney Brower, and 2nd by Jerry Moore to issue a negative declaration on the SEQR. (3) in favor-Ryan, Brower, and Moore. (2) Opposed-Phillips, and Salvione. The motion was passed. Marilyn wanted her opinion stated for the record. She felt a survey should have been required instead of the hand drawn sketch of the property.

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to accept the Site Plan after the fact for Malcolm Simmons. (3) In favor-Ryan, Brower, and Moore. (2) Opposed- Phillips, and Salvione. The Motion was passed.

PUBLIC HEARING #2

MOTION: A motion was made by Barney Brower and 2nd by Bob Phillips to open the Richard Stapf Public Hearing at 7:15PM. (5) In favor. The motion was passed.

2. Richard Stapf-Site Plan 7:15PM
SBL# 151.-9-5
1812 State Hwy 29, Gloversville
Zone: Agriculture

There were no public comments

MOTION: A motion was made by Barney Brower and 2nd by Bob Phillips to close the Public Hearing for Richard Stapf at 7:30PM. (5) In favor. The motion was passed.

The Planning Board completed part II of the short form SEQR. A motion was made by Bob Phillips, and 2nd by Jerry Moore to issue a negative declaration on the SEQR. (5) In favor. The motion was passed.

MOTION: A motion was made by Bob Phillips and 2nd by Jerry Moore to approve the Site Plan for Richard Stapf. (5) In favor. The motion was passed.

OLD BUSINESS

1. John Shoop- Follow up

John Shoop was not present this month with the requested updated survey. A short discussion was held on the subdivision between the Planning Board, and the Highway superintendent. Chairman Ryan was in receipt of a letter from the Town of Johnstown's Planning Board in which they state to Mr. Shoop to notate on the survey that the Town of Johnstown and the Town of Mayfield's Highway Departments will be entering into an agreement for the maintenance responsibilities of this new road.

The Town of Mayfield is not aware of any agreements.

The Planning Board took no action at this time.

OTHER BUSINESS

1. **Dave Huckans-** 20-lot Subdivision
SBL # 88.-4-23
Lakeview Rd., Mayfield
Zone-L-1

Dave Huckans was present for this meeting to explain the change from last month's 4-lot subdivision to this month's 20 lot subdivision. A lengthy discussion was held on this new project.

The Planning Board took no action at this time.

CHAIRMAN CORRESPONDENCE

Chairman Ryan explained the results of the 2009/2010 Zoning Law change recommendations sent to the Town Board. A Public Hearing will be set with the Town of Mayfield before the amendments are accepted.

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to adjourn the meeting at 8:45PM. (5) In favor. The motion was passed.