

**TOWN OF MAYFIELD PLANNING BOARD
MARCH 15, 2023
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**AARON HOWLAND, VICE-CHAIRMAN
RICHARD MILES
JERRY MOORE
GRANT RAUCH
DAVID JANKOWSKI, ALTERNATE**

**DAMON CURLEY, CODE ENFORCEMENT OFFICER
AARON ENFIELD, FULTON COUNTY SENIOR PLANNER**

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 p.m.

II. APPROVE MINUTES OF THE FEBRUARY 15, 2023 MEETING:

DISCUSSION:

In regards to the Strategic Storage project, Vice Chairman Aaron Howland clarified that Chairman John Kessler questioned if there was adequate turnaround for the storage buildings on item #3 on page 4.

Vice Chairman Howland mentioned that he made a comment regarding the Planning Board should look at previous storage facilities to keep consistency.

Fulton County Senior Planner Aaron Enfield stated he would make the changes.

PLANNING BOARD ACTION:

MOTION: To approve the minutes of the February 15, 2023 meeting contingent on the changes to the notes to Strategic Storage.

MADE BY: Aaron Howland

SECONDED: Grant Rauch

VOTE: 5 in favor, 0 opposed

III. APPROVE THE MINUTES OF THE MARCH 1, 2023 MEETING:

PLANNING BOARD ACTION:

MOTION: To approve the minutes of the March 1, 2023 meeting.

MADE BY: Grant Rauch
SECONDED: Rich Miles
VOTE: 5 in favor, 0 opposed

IV. MELISSA AND GARY MAZZARELLI – PROPERTY TRANSACTION ADJUSTMENT AT 183 NORTH MAIN STREET EXTENSION:

A. Background:

Melissa and Gary Mazarelli live at 183 North Main Street Extension (137.10-1-12) which is currently 4.46+/- acres in size. The applicants would like to correct a boundary line issue that was discovered by the applicant. A previous survey done in July of 1996 indicated that the property is 10,050 sq ft. smaller.

B. Planning Board Discussion:

After a brief discussion, Planning Board members recognized that the proposed property transaction is not subject to the Town’s Subdivision Regulations and could be approved as a lot line adjustment.

PLANNING BOARD ACTION:

MOTION: Recognizing that property boundary line adjustment of Melissa and Gary Mazzarelli is not subject to the Town’s Subdivision Regulations and can be approved as a lot line adjustment.

MADE BY: Jerry Moore
SECONDED: Aaron Howland
VOTE: 5 in favor, 0 opposed

V. PETER, MICHAEL & JARED GODERIE – PROPERTY TRANSACTIONS ALONG COUNTY HIGHWAY 106:

A. Background:

Peter, Michael, and Jared Goderie own 54.16+/- acres (Tax Map Parcel No. 151.-6-12.22) within the Town of Mayfield. The applicants would like to convey the following acreage from their neighboring parcels to the larger parcel:

1. Convey .75+/- acres from 353 County Highway 106 (Tax Map Parcel No. 151.-6-12.211) that is approximately 1.96+/- acres in size.
2. Convey .24+/- acres from 357 County Highway 106 (Tax Map Parcel No. 151.-6-12.212) that is approximately 1.37+/- acres in size.

B. Planning Board Discussion:

After a brief discussion, Planning Board members recognized that the proposed property transaction is not subject to the Town's Subdivision Regulations and could be approved as a lot line adjustment.

PLANNING BOARD ACTION:

MOTION: Recognizing that property transaction between Peter, Michael and Jared Goderie is not subject to the Town's Subdivision Regulations and can be approved as a lot line adjustment.

MADE BY: Aaron Howland
SECONDED: Rich Miles
VOTE: 5 in favor, 0 opposed.

VI. MELISSA VANSLYKE AND SHEILA GODERIE (LIFE USE) C/O PETER & MICHAEL GODERIE – PROPERTY TRANSACTION ALONG COUNTY HIGHWAY 106:

A. Background:

Sheila Goderie owns 21+/- acres along the south side of County Route 106 (Tax Map Parcel No. 151.-6-18). She would like to convey 0.773+/- acres (20,721 sq. ft.) to the neighboring property owner, Melissa Van Slyke, at 356 County Highway 106 (Tax Map Parcel No. 151.-6-19) which is approximately 2.379 acres in size. Additionally, Melissa Van Slyke would like to convey 1.286 acres of her property to Sheila Goderie's property. The new acreage for Melissa Van Slyke will be 1.853+/- acres, and Sheila Goderie's acreage will be 21.513+/- acres in size.

B. Planning Board Discussion:

Planning Board members expressed concern on the location for the well and septic system were for Melissa Van Slyke's property and requested that both be located on the plat before signing off from the Vice Chairman.

PLANNING BOARD ACTION:

MOTION: Recognizing that the property transaction between Sheila Goderie and Melissa VanSlyke is not subject to the Town's Subdivision Regulations and can be approved as a lot line adjustment with the stipulation the well and septic location be indicated on the Van Slyke's property.

MADE BY: Grant Rauch
SECONDED: Rich Miles
VOTE: 5 in favor, 0 opposed

VII. MARSHALL WOOD AND JAMES & RENEE MCGOVERN – PROPERTY TRANSACTION AT 148 MCDARASH ROAD:

A. Background:

James and Renee McGovern live at 148A McDarash Road (Tax Map Parcel No. 120.5-2-21.11) that is approximately 1.15 acres within the Town of Mayfield. They wish to convey 6,074 sq. ft. (0.139+/-) acres to the neighboring property owner, Marshall Wood, at 148 McDarash Road (Tax Map Parcel No. 120.5-2-21.12) which is approximately 1.17+/- acres.

B. Planning Board Discussion:

Planning Board members expressed concern on where the well and septic system are located for James and Renee McGovern and requested that both be located on the plat before signing off from the Vice Chairman.

PLANNING BOARD ACTION:

MOTION: Recognizing that property transaction between Marshall Wood and James & Renee McGovern is not subject to the Town’s Subdivision Regulations and can be approved as a lot line adjustment with the stipulation the well and septic location be indicated on the McGovern’s property.

MADE BY: Grant Rauch
SECONDED: Aaron Howland
VOTE: 5 in favor, 0 opposed

VIII. GEORGE AND CHRISTINE VALLONE – SPECIAL USE PERMIT FOR TOURIST ACCOMMODATION AT 110 WAGONER ROAD:

A. Background:

George and Christine Vallone are proposing the construction of a Tourist Accommodation on a 1.85+/- acre parcel located along the east side of State Highway 30 in the Town of Mayfield (Tax Map Parcel Nos. 74.9-4-1, 74.9-4-2, 74.9-4-3, and 74.9-4-4). The parcels are zoned MU-1 (Mixed Use 1). The applicants recently purchased the property in December of 2022, and it is their intention to combine the four (4) lots and create one large lot. The applicants will then demolish the five (5) existing cabins and garage that are in disrepair and reconstruct them in new locations on the property in order to meet the current zoning setback requirements. Three (3) of the A-frame cabins will be a 2 bedroom 26’ x 30.5’. The existing single-family home on the property is intended to remain.

The Town of Mayfield 2017 Zoning Ordinance defines Tourist Accommodation as “any hotel, motel, resort, tourist cabin or similar facility designed to house to the general public. Excludes RV Park/Campground.” It is an allowed use under Special Use Permit.

DISCUSSION:

Mr. Enfield stated that there was an update to the Special Use Permit. The four-bedroom cabin that was near the wetlands has been removed. Subsequently, the septic system has also been removed.

B. January 18, 2023 meeting:

During the January 18, 2023 meeting, The Town of Mayfield Planning Board continued its review on George and Christine Vallone's Special Use Permit application for a Tourist Accommodation at 110 Wagoner Road. At that time, the Planning Board asked that the following information be provided prior to the next meeting:

1. Information and elevations on the modular cabins that will be constructed on the property.

STATUS: Provided.

2. The type of holding tank that will be used will need to be provided on the Site Plan.

STATUS: Provided.

3. Should a sign be used, the Planning Board will need to review it.

STATUS: Provided.

4. A Landscaping Plan will need to be provided.

STATUS: Provided. The applicant will be planting seven (7) evergreen shrubs along the NYS Route 30 portion of the property.

5. The Hudson River Black River Regulating District taking line (771') must be provided on the Site Plan.

STATUS: Provided.

DISCUSSION:

Planning Board members asked that the taking line be shown for the entire length of the parcel.

6. Removing of any language or items that are no longer pertinent to the project (e.g.: garage in C-1 and C-2).

STATUS: Provided.

7. A property transaction joining the four (4) parcels will need to occur. This will make reviewing the project easier for the Town of Mayfield Planning Board, as well as the Adirondack Park Agency (APA). This can be done in tandem with the Special Use Permit.

STATUS: During the February 15, 2023 meeting, the Town of Mayfield Planning Board approved the Lot Line Adjustment for George and Christine Vallone.

8. A 911 number will need to be registered with the Fulton County Sheriff's Department.

STATUS: The applicant has indicated that this will be done once final approval is granted.

9. The type of screening for the dumpster will need to be identified.

STATUS: Provided. The applicant will be using a 6' chain link fence with slats.

10. Clarification on whether the private road is Wagoner Road or Harvey Road.

STATUS: Provided. The name of the road is Wagoner Road.

C. Fulton County Planning Board Section 239-m Review:

During the February 21, 2023 meeting, the Fulton County Planning Board reviewed George and Christine Vallone's Special Use Permit application for a Tourist Accommodation at 110 Wagoner Road in accordance with New York State General Municipal Law Section 239-m. At that time, Planning Board recognized that no regional implications could occur from the application and offered no recommendation to the Town of Mayfield Planning Board.

D. State Environmental Quality Review:

During its January 18, 2023 meeting, the Town of Mayfield Planning Board proposed that it serve as the Lead Agency for the purpose of issuing a determination of significance under SEQR for George and Christine Vallone's Special Use Permit application for Tourist Accommodation at 110 Wagoner Road. Each Involved Agency was given twenty-five (25) calendar days to respond to the Planning Board's proposal to serve as the Lead Agency or to comment on the proposed action itself. Letters were sent to the following Involved Agencies: New York State Department of Environmental Conservation; New York State Department of Transportation; New York State Department of Health; New York State Office of Parks, Recreations and Historic Preservation; Hudson River Black River Regulating District; and the Adirondack Park Agency. To date, the Planning Board has received the following comment(s):

1. ***New York State Office of Parks, Recreation, and Historic Preservation:***

In a letter dated January 23, 2023, R. Daniel Mackay of New York State Office of Parks Recreation and Historic Preservation (OPRHP) indicated the following:

- There are no archeological concerns and/or impacts warranted by OPRHP.

2. ***New York State Department of Environmental Conservation:***

In a letter dated January 20, 2023, Susan Clickner of the New York State Department of Environment Conservation (NYSDEC) agreed that the Town of Mayfield Planning Board serve as the SEQR Lead Agency for the project. NYSDEC also indicated the following

- Disturbance of more than one acre will require a SPDES General Permit for Storm Water Discharge, as well as a Stormwater Pollution Prevention Plan (SWPPP).

3. ***New York State Department of Transportation:***

In an email dated February 7, 2023, Beth Watts of the New York State Department of Transportation (NYSDOT) concurred that the Town of Mayfield Planning Board serve as Lead Agency. NYSDOT also issued the following comments:

- A NYSDOT Highway Work Permit will be required for any work performed within the highway right-of-way. This permit is required prior to the start of work.
- Any modifications to the existing access of the subject property will require a Highway Work Permit.
- A NYSDOT Utility Permit will be required for any utility connections within the highway right-of-way.

- Any proposed signage, advertising, utility poles, landscaping, and parking will need to be located on private property and not on NYSDOT right-of-way.

4. *New York State Department of Health:*

In a letter dated February 16, 2023, Chris Demme of the New York State Department of Health (NYSDOH) did not object to the Town of Mayfield serving as the Lead Agency for George and Christine Vallone's application. However, NYSDOH recommended that the applicant contact his office as there were unanswered questions regarding the project would create a Temporary Residence (which would be considered a Type I Action, not an Unlisted Action), as well as concerns regarding water supply and septic, and the establishment of a bathing beach.

DISCUSSION:

Mr. Enfield indicated that the comments identified by NYSDOH were sent to the engineer, Christian Garber. Mr. Enfield stated he was made aware that Mr. Garber and NYSDOH have been meeting to clarify some of the concerns brought up by the agency.

E. Planning Board Action:

Article XI of the Town of Mayfield Zoning Law indicates that the Planning Board shall conduct a public hearing. Consequently, does the Planning Board wish to schedule a public hearing on George and Christine Vallone's Special Use Permit for a Tourist Accommodation at 110 Wagoner Road within the Town of Mayfield at this time?

Section 1102 B7 of Article XI of the Town of Mayfield's Special Use Permit Regulations states that the applicant shall be required to give notice, by certified mail, return receipt requested, of the public hearing to every real property owner of record within 500' of the proposed special permitted use, and to file such notice at or before the public hearing

DISCUSSION:

After a brief discussion, the Planning Board agreed that a public hearing should be held during the April meeting.

Mr. Enfield indicated that he will handle the coordination of the certified mail, return receipt with the applicant.

PLANNING BOARD ACTION:

MOTION: To schedule a public hearing on George and Christine Vallone's application for a Special Use Permit for a Tourist Accommodation at 110 Wagoner Road within the Town of Mayfield for 6:00 pm., Wednesday, April 19, 2023.

IX. CLARENCE MAY AND TIMOTHY FOUNTAIN – MINOR SUBDIVISION AT 309 NINE MILE TREE ROAD ALONG STEWART ROAD (PRIVATE ROAD):

A. Background:

Clarence May, Sr. owns 7.759+/- acres at 309 Nine Mile Tree Road (Tax Map Parcel No. 136.-1-13.1) within the Town of Mayfield. He would like to subdivide 4.218+/- acres of the property and create an additional building lot.

B. Fulton County Planning Department Review:

Section 501 of the Town of Mayfield Subdivision Regulations outlines the information an applicant is required to submit to the Planning Board for a proposed subdivision. Upon review of the proposed preliminary plat by the Town Code Enforcement Office and the Fulton County Planning Department, the following issues have been raised:

1. The location of that portion which is to be subdivided in relation to the entire tract and the distance to the nearest existing street intersection.

STATUS: Provided.

2. All existing structures, wooded areas, streams and other significant physical features within the portion to be subdivided and within 250' thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 5'.

STATUS: Not Provided.

DISCUSSION:

Mr. Enfield indicated that topography will be necessary.

3. The name of the owner and all adjoining property owners as disclosed by the most recent municipal tax records.

STATUS: Provided.

4. The tax map sheet, block and lot number.

STATUS: Provided.

5. All available utilities on all existing streets.

STATUS: Provided.

6. The proposed pattern of lots, including lot width and depth, street layout, recreation areas, systems of drainage, sewer and water supply within the subdivided area.

STATUS: Not Provided.

DISCUSSION:

Mr. Enfield stated that a perc and pit test, as well as the location for well and septic, will need to be provided.

7. All existing restrictions on the use of land including easements, covenants and zoning lines.

STATUS: Not Provided.

DISCUSSION:

Shayna Foss, Ferguson & Foss, stated there were no easements.

8. An actual field survey of the boundary lines of the tract giving complete descriptive data by bearings and distances made by a certified or licensed engineer or land surveyor.

STATUS: Provided.

9. The proposed subdivision name and the name of the Town and County in which it is located.

STATUS: Provided.

10. The date, north arrow, map scale, name and address of record owner and subdivider.

STATUS: Provided.

11. A Short Environmental Assessment Form with Part 1 completed by the applicant.

STATUS: Provided.

12. Road frontage along Stewart Road (Private):

Planning Board Member Jerry Moore inquired if 150' of road frontage is necessary for a Subdivision? Subsequently, he expressed concern that it was along a private road and not a main road and inquired if anything was necessary from the Town?

Code Enforcement Officer Damon Curley stated that he believed it was not necessary and would only be needed for an easement for a utility line.

Vice Chairman Howland inquired if Ernest Fancher was the owner of Stewart Road?

Clarence May, applicant, indicated that he was the owner of Stewart Road.

Mr. Curley did not find anything in the Subdivision Regulations that brought up the 150' frontage, however, he did state that there was a provision regarding private roads, that it may serve up to 3 residences without a Homeowner's Association (HOA).

Mr. Moore brought up the fact that an easement will be needed for the subdivided parcel to use Stewart Road (Private).

Trina Fountain, applicant, indicated that they have been speaking with a lawyer about this concern. Additionally, she stated that, while their address is Nine Mile Tree Road, they use Stewart Road as an entrance for their property. Subsequently, she indicated that the subdivided parcel will also use Stewart Road.

C. State Environmental Quality Review:

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 Short Environmental Assessment Form, provided by the applicant, has been completed adequately?

DISCUSSION:

Planning Board members felt that the Short Environmental Assessment Form was filled out adequately.

2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?

DISCUSSION:

Planning Board members did not feel that 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 significant adverse impact on the environment. Once action is determined to be a Type II, no further environmental review is required. Section 617.5(c) provides the following actions that are not subject for a Type II Action.

4. It is recommended that the Town of Mayfield Planning Board list this project as an Unlisted Action and do a Coordinated Review with the New York State Department of Environmental Conservation (NYSDEC). Does the Planning Board feel that another agency should be included?

DISCUSSION:

Planning Board Members felt that NYSDEC would suffice for the Coordinated Review and did not feel as though another agency should be involved.

PLANNING BOARD ACTION:

MOTION:

To classify Clarence May and Timothy Fountain’s Minor Subdivision application at 309 Nine Mile Tree Road as an Unlisted Action and to propose that the Town of Mayfield Planning Board serve as the Lead Agency and to offer each Involved Agency 30 calendar days to comment on the Planning Board’s proposal to serve as the Lead Agency or on the project itself.

MADE BY: Grant Rauch
SECONDED: Aaron Howland
VOTE: 5 in favor, 0 opposed

D. Planning Board Action:

According to the Town of Mayfield Subdivision Regulations, the Planning Board shall schedule and hold a public hearing on the preliminary plat within sixty-two days (62) after the plat is determined to be complete by the Planning Board. The public hearing shall be advertised at least five (5) days before such hearing and notice. Consequently, does the Planning Board wish to schedule a public hearing on Clarence May and Timothy Fountain’s subdivision application at this time?

DISCUSSION:

After a back and forth conversation, the Planning Board decided to table further discussion on the project until more information was available. However, they agreed that, if the properties along Stewart Road (Private Road) will eventually need to establish an HOA, all of the properties will need to be shown on the updated Subdivision Plat.

POST MEETING NOTE:

Town of Mayfield Subdivision Regulations were initially adopted in 1995. The 2011 Subdivision Regulation update added the provision of the Homeowner’s Association requirement for more than three (3) residences along a private road. Stewart Road has six (6) residences that all predate the 2011 Subdivision Regulation update. Should a subdivision take place along Stewart Road (Private), a Homeowner’s Association will be necessary for maintenance of the road for emergency purposes.

X. CMK REALITY – SITE PLAN FOR A STORAGE FACILITY ALONG COUNTY HIGHWAY 106:

A. Background:

CMK Reality is proposing to construct two (2) storage facilities: one (1) 80’ x 30’ building and one (1) 90’ x 30’ building at 3748 State Highway (Tax Map Parcel No. 152.-10-2) that is approximately 2.37+/- acres in size. The applicant recently came to the Planning Board on February 15, 2023 with the intention of putting the storage building onto the conveyed property. The Site Plan indicates that the storage will be elsewhere on the property.

The Town of Mayfield Zoning Ordinance defines a Storage Facility as “a piece of land, structure or group of structures, designed and/or constructed for short or long-term storage of individual or

business property for a fee. A storage facility does not include a warehouse/distribution center, truck terminal, or other transfer facility for goods, wares and merchandise.”

The property is in the Resource Hub Zoning District and is not an allowed use under Site Plan Review. During the February 22, 2023 Zoning Board of Appeals’ meeting, the Town of Mayfield ZBA granted a Use Variance for a Storage Facility on the property.

DISCUSSION:

Christian Klueg, applicant, gave a brief overview of the project and indicated that he wanted to time the construction of the storage facilities to coincide with the expansion of the CMK Reality expansion that was approved at the end of 2022.

B. Fulton County Planning Department Review:

The Planning Department has reviewed CMK Reality’s Site Plan for a Storage Facility along County Highway 106 as part of the Site Plan Review and offer the following feedback.

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

STATUS: Provided

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: Provided:

3. North arrow, scale and date.

STATUS: Provided.

4. The boundaries of the property plotted to scale. Current zoning classification of property, including exact zoning boundary if in more than 1 district.

STATUS: Provided.

5. Existing watercourses and wetlands.

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.

STATUS: Provided.

8. The location and widths of driveways on the site and access to existing roads and highways. Location to 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 and dimensions for pedestrian access.

STATUS: N/A

10. The location for outdoor storage, if any.

STATUS: N/A

11. The location, design and construction materials of all existing or proposed site improvements, including buildings, drains, culverts, retaining walls and fences.

STATUS: Provided.

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: N/A

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 alternate energy.

STATUS: N/A

15. The location, size, design and type of construction of all proposed signs.

STATUS: Provided.

16. The location and proposed development of all buffer areas, including existing vegetative cover.

STATUS: Provided.

17. The location and design of outdoor lighting facilities.

STATUS: Provided.

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

STATUS: N/A

19. The general landscaping plan and planting schedule.

STATUS: Not Provided.

DISCUSSION:

Mr. Klueg indicated that he is revising the Landscaping Plan to match what CMK Realty has on the neighboring parcel. Subsequently, he indicated that it will have a retention pond.

20. An estimated project construction schedule.

STATUS: The applicant has indicated the Fall of 2023 is when the project will commence.

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

STATUS: Provided.

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

STATUS: Provided.

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

STATUS: Not Provided.

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

STATUS: Provided.

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

Status: Not Provided

26. Subdivided Tax Map Parcel Number will be required.

DISCUSSION:

Mr. Enfield indicated that, in November of 2022, the Planning Board approved a subdivision for the back portion of the property. He stated that he spoke with Fulton County Real Property the day of the meeting, and it had not been done yet, and should be done within 60 days of approval. Mr. Enfield stated that the applicant will need to file a deed description in the Fulton County Clerk's Office.

Mr. Enfield mentioned that the Site Plan will need to include the updated Tax Map Parcel Number prior to the public hearing.

Christian Klueg, applicant, indicated that the filing would be taking care of prior to the next meeting.

27. Septic System Removal:

DISCUSSION:

Mr. Enfield stated that, when the property was being subdivided, there was a discussion of having the current septic system removed before any building will be put onto the parcel. This will need to be indicated on the Site Plan.

Mr. Klueg indicated that the septic tank is not on the parcel that the storage facility will be on. He indicated that the abandoned leachfield is there and that items associated with it will be removed prior to construction.

C. State Environmental Quality Review:

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 Short Environmental Assessment Form, provided by the applicant, has been completed adequately?

DISCUSSION:

Planning Board members felt that the Short Environmental Assessment Form has been completed adequately.

2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?

DISCUSSION:

Planning Board members felt that no additional information would be necessary.

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 significant adverse impact on the environment. Once action is determined to be a Type II, no further environmental review is required. Section 617.5(c) provides the following actions that are not subject for a Type II Action.

4. It is recommended that the Town of Mayfield Planning Board list this project as an Unlisted Action and do a Coordinated Review with the New York State Department of Environmental Conservation (NYSDEC). Does the Planning Board feel that another agency should be included?

PLANNING BOARD ACTION:

MOTION: To classify CMK’s application for a Site Plan on a Storage Facility along County Highway 106 within the Town of Mayfield as an Unlisted Action and to propose that the Town of Mayfield Planning Board serve as the Lead Agency and to offer each Involved Agency 30 calendar days to comment on the Planning Board’s proposal to serve as the Lead Agency or on the project itself.

MADE BY: Rich Miles
SECONDED: Grant Rauch
VOTE: 5 in favor, 0 opposed

D. Planning Board Action:

Article IX Section 906 of the Town of Mayfield Zoning Law indicates that the Planning Board shall conduct a public hearing. Consequently, does the Planning Board wish to schedule a public hearing on CMK Realty’s Site Plan application for a Storage Facility along County Route 106 at this time?

DISCUSSION:

Planning Board members were in agreement that a public hearing should be scheduled for the following month.

PLANNING BOARD ACTION:

MOTION: To schedule a public hearing on CMK Realty’s Site Plan application for a Storage Facility along County Route 106 within the Town of Mayfield for 6:00 p.m., Wednesday, April 19, 2023.

MADE BY: Jerry Moore
SECONDED: Grant Rauch
VOTE: 5 in favor, 0 opposed

XI. OTHER BUSINESS:

A. Code Enforcement:

Great Sacandaga Lake Brewery

Mr. Curley mentioned that the Brewery is working with the Village of Broadalbin on getting connected to the Vails Mills sewer line over the next couple of weeks.

Sewer Line Hook Up along County Route 155

Mr. Curley indicated that he has been fielding phone calls of residents along County Route 155 who are under the impression that that will have to pay a fee for the sewer line in front of their home even though they will not be hooking up.

Mr. Enfield stated that any questions on the sewer line can be directed to the Fulton County Planning Department.

B. Fulton County Planning Department:

In-person Training at Fulton-Montgomery Community College

Mr. Enfield reminded Planning Board members that training at Fulton-Montgomery Community College will occur next Thursday, March 23, 2023, from 4:00 pm – 8:00 pm.

Subdivision Discussion

Mr. Enfield stated that an applicant wishes to subdivide a parcel. However, as the Planning Board can waive items during the subdivision process, the applicant would like to waive the subdivision plat and inquired if this is something the Planning Board would ever consider waiving?

Planning Board members unanimously agreed that they would not waive a subdivision plat when reviewing a subdivision.

XII. CLOSE OF THE MEETING:

MOTION:	To close the meeting at 7:15 PM.
MADE BY:	Grant Rauch
SECONDED:	Rich Miles
VOTE:	5 in favor, 0