

**TOWN OF MAYFIELD PLANNING BOARD  
APRIL 20, 2022  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**JOHN KESSLER, CHAIRMAN  
AARON HOWLAND, VICE CHAIRMAN  
JERRY MOORE  
RICHARD MILES  
FREDERICK CASTIGLIONE  
JOSHUA WADSWORTH, ALTERNATE  
GRANT RAUCH, ALTERNATE**

**DAMON CURLEY, CODE ENFORCEMENT OFFICER  
SEAN M. GERAGHTY, CONSULTANT  
AARON ENFIELD, SR. PLANNER**

**OTHERS PRESENT:**

**JOHN KEITH NELSON  
CHRISTINE NELSON  
GRANT RAUCH  
DON HENDERSON  
CHRISTINE GOOSSENS  
DOROTHY BAUM  
MARIE MCNULTY  
DON HOWE  
JOHN MITCHELL  
MICHAEL ANGUS  
CAROL JABLONSKI  
BARB MONAHAN  
CHRIS MONAHAN  
DAVID BOGARDUS (MCCLAREN/NORTHEAST LAND SURVEY)  
JOHN ROMEO (MCCLAREN/NORTHEAST LAND SURVEY)  
PETE STEARNS  
CATHY STEARNS  
DOUG SOUCY  
MICHELLE KAPLAN  
ADAM RETERSDORF  
JESSICA RETERSDORF  
LYNN DEROCO**

**I. CALL MEETING TO ORDER:**

The meeting was called to order at 6:00 P.M.

**II. APPROVE MINUTES OF MARCH MEETING:**

MOTION: To approve the minutes to the March 16, 2022 meeting.  
MADE BY: Aaron Howland  
SECONDED: Richard Miles  
VOTE: 4 in favor, 0 opposed

**III. ADAM AND JESSICA RETERSDORF – PUBLIC HEARING – SITE PLAN FOR REETS BOATWORKS EXPANSION ALONG NYS ROUTE 30:**

A. Background:

Adam and Jessica Retersdorf are proposing the construction of a 6,400 sq. ft +/- addition for Reets Boatworks, a small three (3) person operation that restores and builds custom wood boats. The addition will tie into the northwest side of an existing one (1) and a half-story ranch building located off State Highway 30 in the Town of Mayfield (Tax Map Parcel No. 74.9-1-1) 7.1 +/- acres. There are currently four (4) buildings on the parcel that are used for boat storage purposes and two (2) other buildings for business operations. The Retersdorfs want to construct the addition due to an increase in business and to ease their operations throughout the years to come.

B. March 16, 2022 Meeting:

During the March 16, 2022 meeting, the Town of Mayfield Planning board reviewed Adam and Jessica Retersdorf's Site Plan for an expansion of their business, Reets Boatworks. During that time, The Planning Board reviewed their Adirondack Park Agency Jurisdictional Inquiry Form from February 5, 2021, which indicated that a permit or variance was not required. The APA did indicate that a portion of the property is located within a designated critical environmental area on Rural Use Lands, as it is within 150 ft. of NYS Route 30. Additionally, at that time, the Planning Board recognized a few additional pieces of information that it would like to have on the final Site Plan:

1. The location and design of any outdoor lighting on the perimeter of the building should be identified

STATUS: Provided

2. The final building elevation drawings for the project should be provided.

STATUS: Provided

DISCUSSION: The Planning Board had no comments regarding the updated information.

C. State Environmental Quality Review:

During its March 16, 2022 meeting, the Town of Mayfield Planning Board authorized the filing of a negative declaration under SEQR for this proposed action. Consequently, unless additional information has been provided, no further SEQR action is needed.

D. Public Hearing:

1. The Public Hearing was opened at 6:01 P.M.

2. Speaker(s):

No one spoke on Adam and Jessica Retersdorf's Site Plan application for Reets Boatworks.

3. The Public Hearing was closed at 6:02 P.M.

E. Planning Board Action:

Article IX Section 906 of the Town of Mayfield Zoning Law indicates that the Planning Board shall approve, approve with modifications or disapprove the application within sixty-two (62) days after the Public Hearing.

MOTION: To approve Adam and Jessica Retersdorf's Site Plan Application for Reets Boatworks Expansion along NYS Route 30.

MADE BY: John Kessler

SECONDED: Jerry Moore

VOTE: 4 in favor, 0 opposed

**IV. LANCE WINNEY – ZONING CHANGE REQUEST FOR PROPERTIES ALONG NYS ROUTE 30:**

A. Background

Lance Winney owns three (3) pieces of property along the north side of NYS Route 29 east of its intersection with NYS Route 30 (Tax Map Parcel Nos. 152.-3-22.12, 152.-3-22.1, and 152.-3-22.112). The total size of the parcels is approximately 25+/- acres. The properties are currently zoned under the Resource Hub classification. Mr. Winney has asked the Town Board to change the classification of the properties to Commercial so that he can develop a Recreational Vehicle/Campground facility on the parcels.

On February 8, 2022, the Mayfield Town Board briefly reviewed Mr. Winney's zoning amendment request. At that time, the Town Board, in accordance with Article XIV of the Town Zoning Law, forwarded the proposed amendment to the Planning Board for a recommendation.

B. March 16, 2022:

During the March 16, 2022 meeting, the Planning Board held an initial discussion on the potential rezoning of the property. At that time, the Planning Board decided to table any action on Lance Winney's zoning amendment request until additional analysis can be undertaken by Board members. The Planning Board's recommendation must be sent to the Town Board by April 30, 2022.

C. Planning Department Review:

1. **Zoning:**

- In 2003 the Town of Mayfield adopted its first Zoning Ordinance, wherein the parcels were initially listed as Agricultural (AG). RV Parks were not defined in the ordinance.
- Between 2005 and 2008, the Town of Mayfield updated its Zoning Ordinance, with a map being published in 2010. During the update, the Town defined RV Parks as an allowed use in R-2 (Residential-2), and L-2 (Lake Residential-2). The parcels owned by the applicant were zoned C-1 (Commercial) and were not an allowed use.

2. **2013 Comprehensive Plan:**

- As the Town of Mayfield does not have a downtown, this was the reason for establishing the Resource Hub Zone.
- Chapter 2 of the Town of Mayfield’s Comprehensive Plan outlines the concept of creating Resource Hubs in the Town of Mayfield and describes a vision of the types of uses that will eventually occur in these areas. According to the Town’s Comprehensive Plan, “Resource Hubs would consist of concentrated areas of a mixed-use development featuring commercial, retail and high-density housing uses.”
- In order to accommodate this type of activity, the Town of Mayfield has been working with the Village of Broadalbin and Fulton County to make municipal sewer infrastructure available to properties throughout the Vail Mills Resource Hub area.

3. **Fulton County Vision 2026 – Vails Mills Development Area:**

- In 2018, Fulton County published Vision 2026, a 10-year comprehensive county-wide economic development strategy. This study incorporated several economic development initiatives which were already underway at the time that the study was undertaken. Vision 2026 produced a County Profile, Development Strategy, Housing Strategy, and three areas that had the potential to be developed: Tryon, Hales Mills, and Vales Mills.
- Vision 2026 markets Vails Mills Development Area for:
  - Development-ready zoning
  - High visible commercial development along NYS 29 & NYS 30
  - Connection to the FJ&G Rail Trail
  - Close in proximity to Village of Broadalbin and City of Amsterdam
  - Gateway to the Adirondack Park with Fulton County Visitor Center centrally located.

4. **Fulton County Sewer District No. 2: Vails Mills:**

- In 2017, Fulton County created Fulton County Sewer District No. 2: Vail Mills and entered into a Memorandum of Agreement (MOA) with the Village of Broadalbin to utilize the Village’s Wastewater Treatment Plant to accept the wastewater from the County Sewer District.

- In 2019, Fulton County invested \$1.2 million for the initial construction of a sewer collection and pumping system in Sewer District No. 2.
- In 2021, The Town of Mayfield Town Board received \$551,895.77 from the American Rescue Plan Act (ARPA). The Town decided that the funding was to be used for extending the existing sewer infrastructure in Sewer District No. 2: Vails Mills.
- In 2022, Fulton County submitted a Letter of Intent (LOI) to the Northern Border Regional Commission (NBRC) for funding to complete the collection system within the Vail Mills Sewer District. With COVID-19, the NBRC has allocated more funding for infrastructure projects in New York State.

DISCUSSION:

Senior Planner Aaron Enfield gave a brief overview of the Town of Mayfield’s Comprehensive Plan, Zoning Ordinance (past and present) and how this led the Town of Mayfield and Fulton County to create the Vails Mills Development Area and Fulton County Sewer District No. 2 to service the area.

Planning Board Member Jerry Moore stated that he was not in favor of telling a property owner what he can and cannot do with his property. Mr. Moore pointed out that Mr. Winney’s property was originally zoned Commercial.

Planning Board Chairman John Kessler indicated that changing the zoning of Mr. Winney’s property would remove a significant amount of acreage from the Resource Hub.

Planning Board Member Rich Miles stated that there must have been a reason for keeping this property in the Resource Hub classification.

Planning Board Vice Chairman Aaron Howland commented that while he does not want to dictate what a property owner can and cannot do on their property, he stated that changing the zoning would be against the vision of the comprehensive plan. He also indicated that a lot of State, Local, and Federal money has been allocated to the Sewer District.

D. Planning Board Action:

MOTION: To recommend that the Town of Mayfield Town Board not rezone Lance Winney’s property from Resource Hub to Commercial.

MADE BY: John Kessler

SECONDED: Richard Miles

VOTE: 3 in favor, 1 opposed (Moore)

V. **LANE AND KALIE WINNEY – SPECIAL PERMIT FOR RV PARK ALONG WOODS HOLLOW ROAD AND NYS ROUTE 30:**

A. Background:

Lane and Kalei Winney are proposing the construction of a Recreational Vehicle Park Campground on approximately 83.4+/- acres of commercially zoned land located in the Town of Mayfield (Tax Map Parcel Nos. 137.-4-51, 137.-4-52, 137.-4-54.11, 137.-4-55, and 137.-4-056).

The purpose of the project is to provide a destination recreational vehicle park and campground experience on the Great Sacandaga Lake. The project consists of campgrounds with RV lots, Glamping, and Tents. Proposed amenities include restroom/shower facilities, playground, picnic pavilions, swimming pool, amphitheater, boat rental, dock system, boat slips, boat launch, and beach access.

The project area is located on the north side of State Highway 30 and south of Woods Hollow Road in the Town of Mayfield. The facilities will include RV lots, RV stands, street systems, driveway, parking, utilities and service facilities, open space, and landscaping. The two points of access for the Park will both be along NYS Route 30.

B. January 19, 2022 Meeting:

During its January 19, 2022 meeting, the Town of Mayfield Planning Board opened a public hearing on Lane and Kalie Winney's Special Permit application for an RV Park. At that time, the Planning Board listened to a multitude of speakers. Based on the information that was presented to the Board, the public hearing on the Special Permit application was left open to be reconvened at a future date.

Meanwhile, the applicants have made several design changes to the project in an effort to address comments that were made during the public hearing. Those changes include:

- The removal of the amphitheater along the lakefront.
- The removal of the sales office along Woods Hollow Road.
- The removal of all access driveways along Woods Hollow Road and the placement of both access driveways along NYS Route 30.
- An updated traffic study has been prepared.
- Fencing has been added along the common property line with neighboring residential properties on Woods Hollow Road.
- Hanson Van Vleet Hydrogeologic Consultants have prepared a report on the water supply well, as well as an analysis on the suitability of soils for wastewater treatment systems.
- The Applicant has met with the NYS Department of Environmental Conservation and the Hudson River Black River Regulating District regarding the proposed dock system. The meeting has resulted in the removal of the full-size boat launch in favor of a car top access point.

DISCUSSION: Travis Mitchell, P.E., gave Board members an overview of the changes that have been made to the site layout. He talked briefly about the Highway Work Permits that NYS DOT will have to issue for the two (2) access points on NYS Route 30. He explained that, after meeting with DOT officials, he felt comfortable moving the project design forward.

Mr. Mitchell then talked about his meeting with the NYS Department of Environmental Conservation (NYSDEC) and the Hudson River Black River Regulating District (HRBRRD) in late January and early February of this year. He explained that those agencies are insisting that a 20' wide navigable channel be maintained in the area where the docks are being proposed. He then mentioned an 18-page response letter that his office put together explaining how his client will address issues that were brought to the Planning Board's attention by the Braemer Law Firm and Sterling Environmental Engineering.

Planning Board Chairman John Kessler asked if there was going to be only one (1) well servicing the project?

Mr. Mitchell indicated that, based on the expected yield of the well, he anticipated the need for only one (1) well. He stated that if the well location has to be changed or additional wells have to be sited, he will bring the proposal back to the Planning Board for its approval.

Mr. Kessler asked if water storage tanks will be necessary?

Mr. Mitchell stated that it will depend upon the capacity of the well. He stated that, essentially, the facility needs to get 27 gallons per minute (gpm) out of the well in order to adequately supply the development.

Mr. Kessler questioned whether a second well is needed for redundancy purposes?

Mr. Mitchell pointed out that, based on the transient nature of the Park, he didn't believe it would be required.

Mr. Kessler questioned the location of hydrants on the drawing?

Mr. Mitchell stated that the hydrants are not for firefighting purposes, but are simply for flushing the system.

Mr. Kessler stated that he thought the applicant's had previously discussed the idea of dry hydrants for firefighting purposes?

Mr. Mitchell stated that his client Lane Winney has spoken to the Broadalbin Volunteer Fire Department and has been given the impression that the bridge crossing adjacent to the property will meet the Fire Department's needs.

Mr. Kessler asked if an access permit has been granted yet by National Grid to cross beneath its power lines?

Mr. Mitchell stated that the application has been made, but National Grid is waiting to see whether the Planning Board will approve the project as it is currently laid out.

Planning Board Member Rich Miles asked how far back the RV lots are set from Woods Hollow Road?

Mr. Mitchell stated that they are approximately 100' off of the road.

Mr. Miles asked what type of fencing will be provided along those residential property lines?

Mr. Mitchell stated that he planned on using the same type of fencing that is being used along NYS Route 30 and Woods Hollow Road. He indicated that the fencing isn't necessarily used for screening purposes but is more of a deterrent.

Planning Board Member Aaron Howland stated that he would like to see the fence extended even further around the adjacent property lines on the north side of the property.

Planning Board members agreed that additional fencing should be provided.

Mr. Howland suggested that the playground shown in the Stormwater Management Area #7 should be moved.

Mr. Mitchell indicated that, given the soil type in the area, he didn't expect water to pond in that stormwater detention area for a long period of time. However, he indicated that he will look at relocating the playground area.

Mr. Howland then spoke for several minutes about the need for screening between the development and the adjacent residential properties along Woods Hollow Road.

Board members agreed that either additional vegetation or fencing will need to be provided for screening purposes.

Mr. Howland stated that he would like to see the detail sheets show fluid filters on the tanks.

Mr. Mitchell indicated that he could add those details.

Mr. Kessler then pointed out that one of the speakers at the January 19<sup>th</sup> public hearing expressed a concern regarding not only the screening for the project but also the security of his property since there is nothing separating the boundary of his property from the proposed development. Mr. Kessler indicated that he would be concerned too, and felt that some type of deterrent needed to be provided.

Planning Board Member Jerry Moore agreed and stated that, using the same fence as is proposed along NYS Route 30 and Woods Hollow Road, will not provide the kind of deterrent or screening that is going to be necessary for the adjacent residential properties. Mr. Moore stated that he wanted some type of solid fencing. He then posed a question regarding the size of the boats that will be allowed to access the Lake from the Park.

Mr. Mitchell explained that only car tops or boats such as kayaks and canoes will be able to access the Lake from the RV Park.

Mr. Miles asked how far out into the channel the dock system will extend?

Mr. Mitchell again reiterated that NYSDEC and the Hudson River Black River Regulating District have informed him that a 20' channel must be maintained. He explained to Board members that if the channel becomes narrower later in the season, some of the docks will have to be removed in order to maintain the channel.

*(Frederick Castiglione arrived late to the meeting at 6:15 P.M.)*

C. State Environmental Quality Review:

During its October 20, 2021 meeting, the Town of Mayfield Planning Board declared itself the Lead Agency for the purpose of issuing a determination of significance under SEQRA. At that time, the Planning Board felt that public comment should be obtained and some additional information gathered before a determination of significance is issued.

The Planning Board subsequently received a significant amount of feedback at the public hearing on January 19, 2022 and has now been presented with a project design change and the elimination of some amenities. The Full Environmental Assessment Form for the project has been updated to address the design changes and to provide information that was not originally provided. It is the County Planning Department's recommendation that the Planning Board forward the revised Full Environmental Assessment Form, as well as the revised Site Plan drawings for the project, back to all Involved Agencies and offer them time to reconsider any concerns they may have with the project.

PLANNING BOARD DISCUSSION: Mr. Geraghty explained that, given the changes in the project design, he felt it would be safer for the Planning Board to reach out to all Involved Agencies in an effort to see if they would like to add additional comments or express concerns regarding the project.

MOTION: Authorizing the County Planning Department to forward a letter, along with the revised Full Environmental Assessment Form and project layout, to all Involved Agencies in order to offer them an opportunity to comment on the design changes that have been made to the project.

MADE BY: John Kessler  
SECONDED: Aaron Howland  
VOTE: 5 in favor, 0 opposed

D. NYS General Municipal Law Section 239-m Review:

On November 16, 2021, the Fulton County Planning Board reviewed Lane and Kalie Winney's Special Permit for an RV Park along Woods Hollow Road and NYS Route 30. At that time, the County Planning Board recommended that the Special Permit application be approved with the following stipulations:

1. All RV traffic must enter and exit the project site along NYS Route 30.
2. A mixture of Maple trees and Spruce trees should be used as part of the Landscaping Plan for plantings along NYS Route 30 and Woods Hollow Road.

Given the fact that there has been design changes in the project, the County Planning Department is recommending that the application be sent back to the County Planning Board to see if it wants to update its recommendation.

**PLANNING BOARD DISCUSSION:** Mr. Geraghty pointed out that the County Planning Board should also be offered an opportunity to comment on the revised design. He indicated that the County Planning Board may not wish to change its recommendation but he pointed out that it will have no impact on the review timeline for the project.

Planning Board members agreed that the County Planning Department should include the revised proposal on the next County Planning Board Agenda.

E. Planning Board Action:

The public hearing that the Planning Board conducted on January 19, 2022 was left open so that it could be reconvened at a future date when the Planning Board had time to digest some of the information that was received that evening. Given the fact that there have been design changes made in the project, is the Planning Board comfortable reconvening the public hearing at its next regularly-scheduled meeting on Wednesday, May 18, 2022?

**PLANNING BOARD DISCUSSION:** Mr. Geraghty asked Planning Board members if they felt comfortable reconvening the public hearing at next month's Planning Board meeting?

The general consensus amongst Board members was that the public should be offered an opportunity to comment again on the revised plans.

**MOTION:** To reconvene the public hearing on Lane and Kalei Winney's Special Permit for an RV Park along NYS Route 30 at 6:00 p.m., Wednesday, May 18, 2022.

**MADE BY:** Jerry Moore  
**SECONDED:** Rich Miles  
**VOTE:** 5 in favor, 0 opposed

**VI. SUNSET BAY VACATION RESORT, LLC – SPECIAL PERMIT FOR RV PARK EXPANSION:**

A. Background:

Sunset Bay RV Park, LLC is proposing to expand its RV Park along NYS Route 30 (Tax Map Parcel Nos. 88.-4-18, 88.-4-37.12 and 38.-4-21). The current Park has 299 sites, a water treatment plant, a wastewater treatment plant, a marina with docks, an office building and a community building. The proposed expansion calls for the creation of an additional 370+/- recreational vehicle sites along with 12,400 linear feet of road. A new 50' x 100' community building will be constructed, as well as several onsite amenities which will include a volleyball court, fire pit etc. A laundry facility will also be constructed on the project site. The project will be served by onsite wastewater treatment facilities that will allow connection to a future

sewer system along NYS Route 30. The project area for the proposed expansion is approximately 57.1+/- acres.

DISCUSSION: John Romeo, P.E., McLaren Engineering Group, introduced Dave Bogardus, Northeast Land Survey and Land Development Consultant. He explained that his client, Sunset Bay Vacation Resort, currently operates an RV Park along Paradise Point Road. He indicated that there are approximately 285 sites actively operating on the 31-acre site. He indicated that the remaining acreage owned by his client is being used for storage. He explained that the existing Park is served by a single access point on Paradise Point Road which, at times, causes traffic to backup on Paradise Point Road. He indicated that his client would like to develop additional sites on the property in a phased plan over the course of the next 5 to 7 years and will focus on preserving green space on the property. He stated that the access points to both Section 1 and Section 2 of the Park will be moved to a single access point with a controlled gate. He briefly mentioned that a potential emergency access driveway may also be provided along NYS Route 30. He talked about the phased approach to development of Section 2 of the Park. He stated that his client does not want to clear cut the site, but would like to work with the land. He pointed out that there will be one (1) Army Corps regulated wetland crossing on the site. He talked about the potential development of nature trails on the site and indicated that his client is more than willing to provide easements for future sewer line extensions that may need to be made.

Mr. Bogardus added that the installation of a municipal sewer line along NYS Route 30 may impact the phasing plan. He indicated that, depending on when that sewer line becomes available, development could occur sooner along NYS Route 30 so that his client can take advantage of the municipal sewer service.

Mr. Romeo then talked about the Traffic Study that will be conducted beginning in June of this year. He indicated that his client actually has data available that will show when vehicle trips are generated by the Park. He stated that he hoped that the Planning Board would have some flexibility in terms of the design standards for the Park. He stated that he would like to reduce the road width within the Park in order to create less of a disturbance and less impervious surface. He indicated that this will also leave more open areas within the Park.

Mr. Geraghty pointed out that the Planning Board will have to discuss that matter with the volunteer fire company. He indicated that emergency access will need to be maintained throughout the entire Park.

Mr. Romeo then talked about his client's plans to dig up trees and transplant them elsewhere on the site in order to provide screening. He indicated that, rather than clear cutting trees, he felt it is going to be feasible to transplant trees throughout the site in an effort to provide immediate screening. He indicated that his client would also be willing to install a stockade fence along NYS Route 30 if necessary.

Mr. Bogardus then talked about the modernization upgrades that will occur in the existing park.

**B. County Planning Department Review:**

The Fulton County Planning Department has reviewed the Special Permit application in accordance with the Town of Mayfield Zoning Law and would like to offer the following comments:

1. The exact number of RV sites within the Park needs to be identified. Detailed plans showing how each of the proposed sites is to be developed will need to be provided. The narrative

for the project indicates that the project will be developed over five (5) years through five (5) phases of development. However, the preliminary drawings show six (6) phases.

DISCUSSION: Both Mr. Romeo and Mr. Bogardus indicated that they would clarify the development phasing for the project. Mr. Romeo pointed out that detailed engineering drawings will be provided for all of the sites in each phase of the development.

2. A Traffic Study for the proposed expansion will need to be prepared.

DISCUSSION: Mr. Geraghty pointed out that the Planning Board is not going to initiate the State Environmental Quality Review process until that Traffic Study has been presented to the Board.

3. A Stormwater Management Plan for the site will need to be prepared. The size and design of the stormwater detention areas, based on stormwater calculations, will need to be clearly identified.

DISCUSSION: Planning Board Member Aaron Howland stated that he would like to see all of the stormwater calculations for the project.

Mr. Romeo stated that all of those calculations will be provided. He explained that, by coming to the Planning Board tonight, he was simply hoping to get some feedback on the type of information the Planning Board is looking for.

Mr. Howland pointed out that there is a high water table on some sections of the site which may not allow for the detention pools.

4. Elevation drawings for all new buildings on the site will need to be provided.

DISCUSSION: Mr. Geraghty pointed out that the community building alone is a fairly large structure that the Planning Board will want to see elevation drawings for. He indicated that the Planning Board typically asks for elevation drawings whenever new construction is taking place.

5. The location of all dumpster facilities within the Park will need to be identified.

6. The plans for providing electric utilities throughout the Park will need to be shown.

DISCUSSION: Mr. Geraghty stated that he recognized that National Grid may not provide all of its feedback in a timely fashion. He stated that whatever information is available on the electric utilities should be provided to the Planning Board as soon as it is available.

7. The width of all roads within the Park will need to be clearly shown.

DISCUSSION: Mr. Geraghty reiterated that he will have the Planning Board contact the volunteer fire company regarding the width of roads in the Park.

8. A detailed Landscaping Plan and Planting Schedule will need to be provided as part of the next submittal package.

DISCUSSION: Mr. Kessler asked why an access point is not being developed on NYS Route 30?

Mr. Romeo explained that the current Park is essentially designed around having its main access point on Paradise Point Road. Similarly, the expansion of the Park is being designed in that fashion.

Mr. Miles pointed out that NYSDOT may have an issue with a potential access driveway situated along NYS Route 30.

Mr. Howland stated that he felt the burden of traffic issues is shifted to the Town by having the main access point remain on Paradise Point Road rather than being on NYS Route 30. He pointed out that the Town's Superintendent of Highways previously informed the Planning Board that he already has a problem with traffic and vehicles parking on Paradise Point Road.

Mr. Kessler pointed out that there are two (2) houses adjacent to the proposed Park expansion that should be carefully considered and privacy for those homeowners should be addressed.

Mr. Miles asked how far back the RV lots are set from NYS Route 30?

Mr. Romeo stated that the lots are over a 100' off of Route 30.

Mr. Miles suggested that fencing may need to be installed along NYS Route 30 in order to limit access to the area where the Park is being expanded.

Mr. Romeo agreed and indicated that he would look at some of the options for providing fencing.

Mr. Bogardus added that there are already some topographic conditions along NYS Route 30 that will limit access. He talked about the fencing that will be placed around the perimeter of the site, as well as the signs that will be placed on the fence notifying individuals in the Park of the property limits.

Mr. Howland stated that a fence similar to the fence provided by Mr. Winney could be used along NYS Route 30. He indicated that the Town clearly doesn't want to have vehicles parking along the State road.

Mr. Bogardus stated that additional parking spaces can conceivably be provided onsite even if a few of the RV Park lots need to be eliminated.

Mr. Geraghty explained to Board members that there isn't any other formal action that can be taken this evening. He indicated to the applicants that once all of the information that was talked about this evening is available, it should be presented to the Board so that the Board can consider commencing the State Environmental Quality Review process.

## **VII. OTHER BUSINESS:**

### **A. Code Enforcement Update:**

(Damon Curley, Code Enforcement Officer)

- Spectrum Rezoning

DISCUSSION: Mr. Curley explained that the Town Board recently received a letter from a Mr. Michael Quill who resides at 120 Bellen Road. He indicated that Mr. Quill would like to have

his property rezoned from Resource Hub to Mixed Use because of a Spectrum Internet bill he received.

Mr. Geraghty indicated that this is simply not a Planning Board matter and, likewise, he didn't believe that the Town was going to start considering rezoning properties because of the way Spectrum bills property owners.

Mr. Curley indicated that he and Chairman Kessler received a letter from Campanelli & Associate PC, a law firm that advertises its experience working on Zoning updates.

Mr. Howland reminded Board members that he brought this issue up at a previous meeting and reminded the Board that the Town is supposed to look at its Zoning Ordinance every three (3) years.

Mr. Geraghty pointed out that there is no State provision requiring a community to reexamine its Zoning Regulations within a specific timeframe. He indicated that review periods are simply established by local communities.

Senior Housing Project:

Mr. Curley explained that Empire Engineering is hoping to develop a senior housing project with 40 units near Jackson Summit Road. He indicated that the company is applying to the Adirondack Park Agency (APA) for a map change that would expand the Hamlet area to include their property.

Mr. Geraghty pointed out that map changes on the APA's Land Use Map can take a significant amount of time. He indicated that the APA will likely reach out to the Town at some point in the process and ask for feedback.

**VIII. CLOSE OF THE MEETING:**

MOTION:	To close the meeting at 7:21 P.M.
MADE BY:	John Kessler
SECONDED:	Jerry Moore
VOTE:	5 in favor, 0 opposed