

**TOWN OF MAYFIELD PLANNING BOARD  
MAY 18, 2022  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

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

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

**OTHERS PRESENT:**

**JASON SUBIK (DAILY GAZETTE)**

**CATHY STEARNS**

**PETE STEARNS**

**PAUL BAUM**

**KALEI WINNEY**

**JAMIE WINNEY**

**LANE WINNEY**

**MICHELLE KAPLAN**

**JOSHUA WADSWORTH**

**MICHAEL ANGUS**

**CHRISTINE GOUSSENS**

**MATT KILEY**

**QUINN TURON**

**CHRIS MUHAUL**

**DAVID JANKOWSKI**

**LARRY CIOFFI**

**ANNALIESE SPILKEN**

**RYAN SPILKEN**

**PENNY SZUMOUSKI**

**DOROTHY BAUM**

**DIANE BOSWELL**

**THERESA COREY**

**JIM COREY**

**ROBERT JOHNSON**

**ADRIAN ZAMBELLA**

**JASON CONDE**

**KEITH DENNY**

**DON HENDERSON**

**MARY BETH SLEVIN, ESQ**

(Planning Board Chairman John Kessler asked Planning Board Alternate Grant Rauch to participate in the review of the first application in the absence of Fred Castiglione.)

**I. CALL MEETING TO ORDER:**

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

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

DISCUSSION: County Planning Consultant Sean Geraghty explained to Board members that the minutes to the April 20, 2022 meeting were inadvertently sent out before they could be edited. Mr. Geraghty stated that he didn't believe the draft minutes were as accurate as they should be and he suggested that Board members wait until next month to approve those minutes. There was a general consensus among Board members that the minutes should be updated before they are voted on.

**III. PAUL JOHNSON – SITE PLAN FOR SELF-STORAGE UNITS ALONG NYS ROUTE 30 AND BLOWERS ROAD:**

**A. Background:**

Paul Johnson owns a piece of property at the intersection of NYS Route 30 and Blowers Road in the Town of Mayfield (Tax Map Parcel No. 120.-1-1.2). The parcel is approximately 1.41 acres in size. Mr. Johnson would like to install three (3) self-storage units on the property that are each 30' x160' in dimension.

DISCUSSION: Darrin Romeyn, P.E. briefly reviewed Mr. Johnson's self-storage unit project. He pointed out that there is a wetland on the backside of the property that impacted the design of the project. He stated that NYSDEC has been on the site and has flagged where the wetland is located, allowing him to identify where the 100' buffer zone around that wetland will need to be left undeveloped.

**B. County Planning Department Review:**

The Fulton County Planning Department has reviewed the Site Plan application in accordance with the Town's Site Plan Regulations and would like to offer the following comments:

1. Elevation drawings for the storage units will need to be provided.

DISCUSSION: Mr. Geraghty pointed out that the applicant has submitted a specification sheet for the type of unit that will be placed on the site. He asked Board members if they had any questions regarding the units?

Planning Board Chairman John Kessler asked what color the buildings will be?

Paul Johnson stated that the buildings will all be tan with green roofs.

2. Floor elevations for each of the storage units will need to be identified along with a finished grading plan.

DISCUSSION: Mr. Geraghty pointed out that it is difficult to ascertain, on the current drawing what the finished floor elevations for each of the storage buildings will be.

Mr. Romeyn stated that he would identify the floor elevations on the final drawing. He then stated that the drainage basins shown on the drawing should be more than large enough to handle stormwater runoff.

3. Water calculations for the site will need to be provided for the Planning Board's records.

DISCUSSION: Mr. Geraghty stated that the Planning Board's records should contain rudimentary stormwater calculations for the buildings. He asked if any type of swales will be run between the buildings or will water simply be allowed to "sheet" flow towards the drainage swales?

Mr. Romeyn indicated that he believed the stormwater runoff will be minimal enough to allow for it to sheet flow into the drainage swales on each side of the property.

Mr. Geraghty pointed out that there appears to be a clerical error on the topographic contours that are shown for the drainage swale on the east side of the property. He explained that the numbers appear to be reversed.

Mr. Romeyn indicated that he would make sure the correction is made.

4. The internal traffic circulation pattern for the site should be identified.

DISCUSSION: Mr. Johnson explained that there will be 1-way traffic between the buildings and 2-way traffic at each end of the site.

Mr. Romeyn added that he looked at the turning radiiuses around the internal driveways and made sure that large emergency vehicles such as fire trucks can be maneuvered throughout the site. He also pointed out that a car towing a trailer should be able to easily maneuver through the site.

Planning Board Member Jerry Moore asked if the site will be paved?

Mr. Johnson indicated that he did not intend to pave the site.

5. Will a water source be provided for the site?

DISCUSSION: Mr. Johnson stated that he did not need a water source for the project.

6. The location, size and design of any signage advertising the business will need to be identified.

DISCUSSION: Both Mr. Johnson and Mr. Romeyn indicated that they would provide additional information regarding the signage for the project.

7. The location and design of any new lighting on the property must be identified.

DISCUSSION: Mr. Johnson stated that he would like to use some type of solar light around the building. He indicated that he would identify a specification for those lights on the final drawing.

8. If any additional landscaping is being provided for the project, it must be shown along with a Planting Schedule on the revised drawings.

**DISCUSSION:** Planning Board Member Jerry Moore stated that he would like to see some landscaping provided along the front of the property.

Mr. Geraghty asked if he was interested in having the landscaping act as a complete buffer for the project?

Mr. Moore indicated that he did not intend for the applicant to completely screen the project, but would like to soften the appearance of the storage units by providing landscaping along the front of the property.

9. Any easements or covenants on the property should be identified.

**DISCUSSION:** Mr. Johnson indicated that there were no easements or covenants to go along with the property.

**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 subdivision 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:** The Planning Board felt that the Short Environmental Assessment Form had been completed adequately.

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

**DISCUSSION:** The Planning Board did not ask for any additional information.

3. 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.

**MOTION:** Proposing that the Town of Mayfield Planning Board act as the Lead Agency for the purpose of issuing a determination of significance under SEQR and to offer each Involved Agency twenty-five (25) calendar days to comment on the Board's proposal to serve as the Lead Agency or on the project itself.

**MADE BY:** John Kessler

**SECONDED:** Aaron Howland

**VOTE:** 5 in favor, 0 opposed

**D. Planning Board Action:**

In accordance with Article 9, Section 906 of the Town of Mayfield Zoning Regulations, the Planning Board shall fix a time within sixty-two (62) days from the day the Planning Board determines an application for Site Plan Review to be complete for a public hearing on the application for Site Plan approval. Consequently, does the Planning Board feel that it has enough information to schedule a public hearing on Paul Johnson's Site Plan application for storage units along NYS Route 30 at this time?

**MOTION:** To schedule a public hearing on Paul Johnson's Site Plan application for a self-storage facility along NYS Route 30 and Blowers Road for 6:00 p.m., Wednesday, June 15, 2022.

**MADE BY:** John Kessler  
**SECONDED:** Richard Miles  
**VOTE:** 5 in favor, 0 opposed

(Planning Board Alternate Grant Rauch abstained from participating in the review of the Winney application since he is a property owner in the immediate vicinity of the project site.)

**IV. LANE AND KALIE WINNEY – RECONVENING PUBLIC HEARING ON A 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 along the north side of State Highway 30 and south of Woods Hollow Road 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 will provide a destination recreational vehicle park and campground experience on the Great Sacandaga Lake. The project will include RV lots, Glamping Sites and Tent Sites. Proposed amenities include restroom/shower facilities, playgrounds, picnic pavilions, pool/splashpad, boat rental, dock system, boat slips, canoe launch, and beach access.

**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 heard testimony from several speakers. Based on this public feedback the Planning Board decided to leave the public hearing open so that it can reconvened at a future date.

**C. April 20, 2022 Meeting:**

During the April 20, 2022 meeting, Travis Mitchell, PE, Environmental Design Partnership outlined the design changes that were made to the project, based on the initial comments that were offered to the Planning Board during the January public hearing. Those changes included:

- 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 resulted in the removal of the full-size boat launch in favor of a car top access point.

**D. State Environmental Quality Review:**

During its October 20, 2022 meeting, the Town of Mayfield Planning Board declared itself the Lead Agency for the purpose of issuing a determination of significance under SEQR for this project. At that time, the Planning Board felt that public comment should be obtained and additional information gathered before a determination of significance is issued. To that end, the planning board scheduled a public hearing to solicit comments.

The Planning Board received a significant amount of feedback at the public hearing on January 19, 2022 and subsequently was presented with a project design change by the applicant along with the elimination of some amenities. The Full Environmental Assessment Form for the project was updated to address the design changes and to provide information that was not originally provided.

Based on the design changes the County Planning Department recommended that the Planning Board forward the revised Full Environmental Assessment Form back to all Involved Agencies and offer them time to reconsider any concerns they may have with the project. The Mayfield Planning Board authorized 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. The planning board gave each agency until Tuesday, May 17, 2022, to offer written comments.

STATUS: To date, one response came back to the Town of Mayfield Planning Board:

**US Army Corp of Engineers**

In an email dated May 4, 2022, the US Army Corp of Engineers indicated that they do not have specific concerns or issues with the project as proposed at this time. They did indicate that this project would require a Department of Army authorization and a 401 Clean Water Act Water Quality Certification.

DISCUSSION: Mr. Geraghty suggested that the Planning Board reconvene the public hearing on the Winney's Special Permit application before addressing any issues involving the State Environmental Quality Review Act.

E. Public Hearing:

1. The Public Hearing was reconvened at 6:08 P.M.
2. Speakers

Mr. Geraghty asked Travis Mitchell, P.E., representing the applicant, to briefly review the changes that have been made to the design of the project since the hearing was first opened in January 2022.

Travis Mitchell, PE  
Environmental Design Partnership

Mr. Mitchell pointed out that the community events area, down near the water and the sales area along Woods Hollow Road have both been removed from the project. He explained that both entrances to the Park will now be located on NYS Route 30. He indicated that an emergency services access will be provided along Woods Hollow Road that will have a security gate, with a key entry. Mr. Mitchell stated that he met with the Broadalbin Fire Department regarding the provision of a dry hydrant for the project. He explained that the dry hydrant will be located outside of the emergency access gate on Woods Hollow Road and will have a storage tank. He explained that the reason for providing the dry hydrant outside of the emergency gate is so that it could also serve the community along Woods Hollow Road in the event of an emergency.

Mr. Moore asked how the storage tank will be filled?

Mr. Mitchell stated that the Fire Department will fill the holding tank.

Mr. Moore asked how large the tank will be?

Mr. Mitchell stated that it will likely be between 5,000 and 15,000 gallons.

Planning Board Member Rich Miles stated that he felt this was an excellent idea and he was happy to see that the applicant was locating the tank outside of the emergency access gate where it can be accessed in the case of an emergency on Woods Hollow Road.

Mr. Mitchell stated that fencing has been added to the drawings along the property line of the residential property owner on Woods Hollow Road. He stated that Mr. Winney would prefer to use the 4' fence and provide extensive landscaping along the common boundary line, but if the Board or the property owner wishes to have a stockade fence along that property line, he is willing to do it.

Mr. Mitchell explained that, in an effort to move some of the transient sites away from the adjacent residential properties, some of the tent sites have been moved further into the project site and away from Woods Hollow Road, while at the same time permanent RV sites have been situated adjacent to the residential properties.

Mr. Mitchell stated that the playground area that was originally located within a storm detention area has been moved. He indicated that a hydrogeologist was hired to examine the potential water impacts of the project. He stated that a report has been filed with the Planning Board outlining his findings.

Mr. Mitchell stated that he met with both the NYS Department of Environmental Conservation (NYSDEC) and the Hudson River Black River Regulating District (HRBRD) regarding the

dock system, resulting in a reduced size. He stated that both of those agencies will require that a 20' wide channel be maintained. He stated that he has also met with NYSDEC regarding the mining permit for the site. He indicated that if the project is approved, the applicant is looking for some feedback from DEC on the plan to close down the mine as part of the site work for the RV Park.

Mr. Mitchell reminded Board members that they previously received correspondence from the Braemer Law Firm representing several of the neighbors, as well as Sterling Environmental Engineering who has examined the project. He indicated that he provided the Board with a point-by-point response to each of the issues that were brought to the attention of the Board by those firms.

Pete Stearns  
120 Pedrick Road

Mr. Stearns stated that it was nice to see the applicant make changes to the design for the project. He indicated that he felt the 4' fence along his property line was a little too small. He indicated that he would like to see a larger fence and some plantings in order to provide a nicer screen along that property line. He pointed out that he has a road around the perimeter of his property and that, in the future, he would like to develop the lot and he felt it will be tougher to do without adequate screening. Mr. Stearns then had a question concerning the foot candle analysis that was provided to the Board. He stated that the analysis shows lighting extending into his property on Pedrick Road.

Paul Baum  
134 Pedrick Road

Mr. Baum indicated that the applicant's engineers have addressed many of his concerns with the design changes. However, Mr. Baum stated that he still has some concerns that the emergency access along Woods Hollow Road getting used by the applicant. He questioned how the applicant will prevent that emergency access from being used except for emergency situations? Mr. Baum noted that, while the applicant has paid for a hydrogeological analysis of the property, he asked if he'd have any recourse if the analysis is wrong? Mr. Baum stated that he was happy to see the boat launch facility limited to canoes and kayaks, but he questioned how this will be policed? Mr. Baum also asked how foot traffic out of the emergency access gate along Woods Hollow Road will be monitored? He also talked about several porcupine incidents that have occurred recently in the neighborhood and noted that, given the construction that will take place on the project site, the local wildlife habitat will be disrupted. Mr. Baum stated that he didn't believe security issues for the site have been addressed. He pointed out how overworked the local Sheriff's Department is and he felt that this issue should be addressed.

Michelle Kaplan  
191 Woods Hollow Road

Ms. Kaplan pointed out that, while the Broadalbin Kennyetta Fire Company has recommended that an emergency access driveway be provided along Woods Hollow Road, it is not required by the local Zoning Law. She indicated that, although the access driveways for the project have been moved out onto NYS Route 30, there has been no traffic study undertaken specifically for Woods Hollow Road. Ms. Kaplan talked about the fact that there will be no park rangers in the facility to handle noise or security issues. She questioned how often the security gate will be utilized and who will monitor its use. She pointed out that there is already an ATV issue on the site. She indicated that ATV'ers regularly use the National Grid right-of-way to ride their vehicles. She indicated that she would like to see a

more secure rolling style gate provided for the emergency access driveway along Woods Hollow Road. She pointed out that her driveway is directly across from that emergency access gate. She asked if some consideration could be given to moving the emergency access further down the road while pointing out that there is at least 500' of more road frontage where the driveway could be positioned. Ms. Kaplan handed in her comments to the Planning Board and also written comments from Diane Boswell and Joe and Linda Derose.

Planning Board Member Rich Miles

Mr. Miles indicated that he is a retired police officer and does have some concerns with security for the Park. He pointed out that things will happen in the Park and the local Sheriff's Department is overwhelmed at the moment?

Mr. Mitchell stated that the Winney's will essentially act as the security for the RV Park. He indicated that this is their project, and it is their responsibility to prevent any excessive noise or incidents from happening within the Park. He pointed out that the Winney's already have experience handling security issues at their existing RV Park.

Mr. Miles asked if the existing park is as large as the one now being proposed?

Mr. Mitchell indicated that it is not as large.

Mr. Miles asked if the applicants have considered hiring some type of security firm to monitor the Park?

Mr. Mitchell stated that he felt the applicants should wait and see if that type of service is needed. He pointed out that there will be limited transient traffic within the Park so there are unlikely to be very many campers who are willing to risk getting thrown out for the entire summer.

Christine Goussens  
276 Woods Hollow Road

Ms. Goussens stated that she appreciated the changes that have been made by the applicant but still has some concerns with the project. She stated that she felt the Planning Board still needs to explain why it hasn't issued a Positive Declaration under SEQR for this project. She asked how the emergency access gate along Woods Hollow Road will be policed? She stated that she felt campers will still utilize that gate if allowed. She stated that she still felt that the Planning Board should consider the overall size of the project. She stated that the traffic study needs to be undertaken during the summer months and not over the course of a 15-minute period in March. Ms. Goussens explained that she filed a FOIL request for the Dun Loggin Campsite, which is owned by the applicants, to see if there were any violations at that Park. She explained that she discovered that there have been several issues with neighbors and indicated that she could provide those records for the Planning Board. Ms. Goussens stated that she felt the Planning Board still needed to address potential noise issues with the RV Park, pointing out that the Town of Mayfield does not have a Noise Ordinance. She asked if there is anything that will prevent the applicant from eventually developing an amphitheater in the future? She then asked the Planning Board if they would want something like this built in their neighborhood?

Matt Kiley  
128 Pedrick Road

Mr. Kiley pointed out that there are potential still issues that could impact the neighbors. He also questioned how the emergency egress along Woods Hollow Road would be policed. He stated that he was happy to see the boat launch reduced to a canoe/kayak launch, but questioned how the Park owners would prevent campers from simply launching their boats from the Lakeside Tavern and parking them along the beach? Mr. Kiley pointed out that there are obviously biases amongst the neighboring property owners as well as the applicants, but he felt it was necessary for a third party review of the project. He pointed out that there are water and pollution issues that need to be carefully considered and the cost of having a third-party engineering firm look at this proposal will not impact local taxpayers.

(Planning Board Member Rich Miles had to step out of the meeting.)

Penny Szumowski  
103 Pedrick Road

Ms. Szumowski explained to Board members that she has been a resident of Pedrick Road for 45 years. She stated that she felt her neighborhood was safe and secure. She pointed out that the local community does not intend to enlarge its police force or Fire Department so she expressed a concern with the size of the project. She pointed out that, if approved, upwards of 1,000 people will be added to the neighborhood. She indicated that she felt this will have an impact on the neighborhood and will disturb many residents.

Theresa Corey  
112 Loop Drive

Ms. Corey stated that she appreciated the changes that have been made to the plans. She mentioned that there are several areas on the drawings where it appears that trees and forested areas will be clearcut. She asked if those areas could be left untouched? She speculated that it would be better leaving the trees in place rather than trying to provide a 6' fence as a buffer. Ms. Corey asked that, with two (2) access points along NYS Route 30, is it necessary to have the emergency access along Woods Hollow Road? She questioned who will have access to the key card and surmised that it may be very hard to police who's using that gate. She indicated that there should be a lock on the emergency access gate and only management should be allowed to open it. She then reminded Board members that Mr. Winney's proposed RV Park will be larger than the Northampton State Campground. She pointed out that the Northampton State Campground has armed park rangers 24/7. She stated that she felt some type of around-the-clock security will be needed for this project. She also pointed out that having a swimming pool as part of the project will require additional monitoring.

Robert Johnson  
110 Loop Drive

Mr. Johnson stated that he liked the changes that have been made to the project layout. He expressed concern with the lack of provisions for security in the Park. He indicated that he felt between mid-May and September, the Park will need 24/7 security. He questioned why the project couldn't be developed in stages, allowing involved agencies to check on the progress of development and make sure all of the facilities in the Park are working properly. He then talked briefly about some of the septic leaching problems that have existed around the Great Sacandaga Lake.

Jason Conde  
Troy, NY

Mr. Conde stated that this has been a polarizing project but also pointed out that he felt there were legitimate concerns being expressed. He indicated that the applicants have made numerous concessions in the project design in order to lessen impacts on the neighborhood. He talked about the analyses that have been undertaken for the water and sewer systems on the project site, the change to a canoe/kayak boat launch and the removal of the amphitheater from the project design. He pointed out that the Winney's already operate a facility and have not had any problems with that RV Park. He indicated that this project will have impacts not just in the immediate neighborhood, but throughout the entire Town. He speculated that the addition of 1,000 seasonal residents to the Park will help the local economy and boost tourism and spending at local businesses. He stated that, at this point in time, he felt it was fair to allow the applicant to pursue the project.

Grant Rauch  
300 Jack Baker Place

Mr. Rauch pointed out that the International Fire Code outlines emergency vehicle access requirements for this type of facility. Mr. Rauch stated that the emergency access driveway may not be in a convenient location, but it is something that is necessary for this project. He pointed out that he is not a fan of the project, but recognized that emergency vehicle access needs to be provided. Mr. Rauch then walked up to the project drawing, that was on display for the hearing and showed Board members how the National Grid power lines running through the site could conceivably cut off access to at least half of the Park in the event of a downed line. He stated that the emergency access driveway along Woods Hollow Road would provide access to the remaining portion of the project site.

Jane Kinney  
255 Maple Ridge Road

Ms. Kinney stated that she appreciated the changes that have been made by the applicant. She stated that she didn't believe the Planning Board should be limited to looking at the proposed project as currently presented. She talked about the significant size of the project and hinted that she felt it could be much smaller. She talked briefly about the expansion of the Sunset Bay RV Park and the clearcutting of trees on the Lanzi property at the intersection of NYS Route 30 and County Highway 155. She stressed what she felt was a need for the Planning Board to have a third party examine the project. She also questioned whether or not there is even a market for this many RV sites?

Chris Mulhall  
294 Woods Hollow Road

Mr. Mulhall talked about the need for an independent, objective, third party to look at the project in the interest of the local taxpayers. He stated that he felt the current footprint of the project is too large and needs to be reduced in size.

Lane Winney

Mr. Winney stated that he didn't intend to speak this evening but was prompted to come up and clarify a few issues. He stated that he wanted Planning Board members to know that he is not in poor standing with the NYS Department of Environmental Conservation or the HRBRRD and he urged Board members to call those agencies and find out for themselves.

He stated that the emergency entrance along Woods Hollow Road will have a lock and a key and will only be accessible to firetrucks and ambulances. Mr. Winney stated that he does not like the look of stockade fencing and would rather spend additional money on nice landscaping. He indicated that he is very concerned with the overall appearance of this RV Park and felt that, from an aesthetic standpoint, the landscaping will look better. He stated that he felt as though he had bent over backwards and paid enough third party entities to provide analyses and studies for this project. He noted that he has worked with the local Fire Department and gotten their feedback on the project. He downplayed the need to monitor foot traffic along Woods Hollow Road by pointing out that this is a public road and anyone is allowed to walk along the right-of-way.

(Planning Board Member Rich Miles returned to the meeting.)

Mr. Geraghty asked Board members if any of them felt there was a need to leave the public hearing open?

The Board unanimously felt that the public had been given an ample opportunity to comment on both the original project and the design changes and that the hearing should be closed.

Mr. Geraghty asked Town Attorney Carm Greco if he felt there was any reason to continue to hold the public hearing open?

Mr. Greco stated that, from his perspective, he didn't see any reason why the Planning Board needed to leave the hearing open.

### 3. The Public Hearing was closed at 7:01 P.M.

Mr. Geraghty stated that he would like to organize the comments that the Board received this evening and begin preparing an outline of the issues that have not been addressed to date. He stated that he would start organizing the preparation of a Part II Environmental Assessment Form for the Board's review and suggested that no additional formal action be taken this evening.

There was a unanimous consensus among Board members that Mr. Geraghty should be allowed to put together the information that was received this evening before any further Planning Board action is taken.

## **V. OTHER BUSINESS:**

### **A. Fulton County Planning Department:**

- in-person training at FMCC, May 23, 2022, 5:00pm – 8:00 pm

DISCUSSION: Aaron Enfield reminded Board members that the in-person training opportunity at FMCC on May 23, 2022, from 5:00 p.m. to 8:00 p.m. He encouraged those who haven't yet signed up to call the Fulton County Planning Department and register for the session.

## **VI. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 7:03 p.m.

MADE BY: John Kessler

SECONDED: Jerry Moore

VOTE: 5 in favor, 0 opposed