

**TOWN OF MAYFIELD PLANNING BOARD
APRIL 21, 2021
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**JOHN KESSLER, CHAIRMAN
AARON HOWLAND, VICE CHAIRMAN
JERRY MOORE
RICHARD MILES
RALPH DESIDERIO, ALTERNATE**

**SEAN M. GERAGHTY, CONSULTANT
DAMON CURLEY, CODE ENFORCEMENT OFFICER**

OTHERS PRESENT:

DAVE BOGARDUS, NORTHEAST LAND SURVEY

I. CALL MEETING TO ORDER:

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

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes to the March 17, 2021 meeting.

MADE BY: Aaron Howland

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed

III. CHARLES G. VANNOSTRAND – PUBLIC HEARING ON SUBDIVISION ALONG YATES ROAD:

A. Background:

Charles VanNostrand owns a piece of property along the east side of Yates Road in the Town of Mayfield (Tax Map Parcel No. 74.1-4-3). The existing parcel is approximately 2.6+/- acres in size. Mr. VanNostrand will be acquiring approximately .118+/- acres from the neighboring property owner in order to bring an existing building on his parcel entirely within his property boundary. At the same time, he will transfer approximately .561+/- acres of his parcel to a proposed building lot that will be created from Tax Map Parcel No. 59.3-2-1, which he is the Trustee for. This will result in the creation of a 2.099+/- acre building lot.

B. March 17, 2021 Meeting:

During its March 17, 2021 meeting, the Town of Mayfield Planning Board began reviewing Charles VanNostrand's subdivision application for a piece of property along Yates Road. At that time, the Planning Board asked that the following information be provided on the final subdivision plat prior to the public hearing:

1. Percolation and pit test results for the new building lot must be provided.

STATUS: Provided.

2. If there are any easements or covenants, they should be noted on the final plat.

STATUS: There are no easements or covenants identified.

3. The standard Health Department specification note should be added to the final plat.

STATUS: Provided.

DISCUSSION: The Planning Board had no further comments or questions regarding the final plat.

C. State Environmental Quality Review:

During its March 17, 2021 meeting, the Town of Mayfield Planning Board authorized the filing of a negative declaration under SEQR for this proposed action. Consequently, unless new additional information has been provided, no further SEQR action is necessary.

D. Public Hearing:

1. The public hearing was opened at 6:01 p.m.

2. Speakers:

There was no one to speak regarding Charles VanNostrand's subdivision application and lot line adjustment.

3. The public hearing was closed at 6:02 p.m.

E. Planning Board Action:

In accordance with Section 1008(C) of the Town of Mayfield Zoning Law, the Planning Board shall issue its final decision within sixty-two (62) days from the date the public hearing is closed. Consequently, does the Planning Board wish to issue its final decision on Charles VanNostrand's subdivision application at this time?

MOTION: To approve Charles VanNostrand's subdivision application that includes a lot line adjustment for properties along Yates Road.

MADE BY: John Kessler

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed

IV. JOE LANZI – SITE PLAN FOR KITCHEN ADDITION AT LAKESIDE TAVERN AND MARINA ALONG WOODS HOLLOW ROAD:

A. Background:

Joe Lanzi is proposing a 12' x 14' kitchen addition on the Lakeside Tavern and Marina, which is located at 306 Woods Hollow Road in the Town of Mayfield (Tax Map Parcel Nos. 137.1-1-42 and 137.1-1-43). The addition will be constructed on the northeast corner of the existing restaurant. The applicant's property is approximately .56 acres in size and is situated just outside of the Adirondack Park Agency jurisdiction.

B. County Planning Department and Town Code Enforcement Review:

The Fulton County Planning Department and the Town of Mayfield Code Enforcement Office have reviewed the Site Plan application in accordance with the Town's Site Plan Regulations and, based on the nature of the

project, there does not appear to be any additional information that is needed.

DISCUSSION: The Planning Board quickly recognized that, given the nature of the application, there wasn't any additional information that needed to be provided on the Site Plan drawings prior to the public hearing.

C. State Environmental Quality Review:

In accordance with Section 617.5 of 6NYCRR, the applicant's proposal to construct a kitchen addition on an existing restaurant should be classified as a Type II Action under SEQR since the project is less than 4,000 sq. ft. in size.

MOTION: Classifying Joe Lanzi's Site Plan application as a Type II Action which is not subject to any further environmental review.

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

D. Planning Board Action:

In accordance with Article IX, 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 it has enough information to schedule a public hearing on Joe Lanzi's Site Plan for a kitchen addition on the Lakeside Tavern at this time?

MOTION: To schedule a public hearing on Joe Lanzi's Site Plan application for a kitchen addition at the Lakeside Tavern and Marina for 6:00 p.m., Wednesday, May 19, 2021.

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

V. ZONING LAW AMENDMENT – ARTICLE XII: ADMINISTRATION AND ENFORCEMENT:

A. Background:

Upon recommendation of the Town Attorney, the Town Code Enforcement Office has amended Article XII of the Town Zoning Law entitled “Administration and Enforcement”. The proposed amendment will clarify that the Town Code Enforcement Officer has the authority to enforce not only the provisions of the Zoning Law but also the NYS Building, Fire and Property Maintenance Codes.

DISCUSSION: County Planning Consultant Sean Geraghty explained that the Town Attorney has suggested that language be added to Article XII of the Zoning Law that will clarify enforcement provisions for the Town Code Enforcement Officer.

Town Code Enforcement Officer Damon Curley confirmed that Town Attorney Carm Greco has recommended the proposed changes to Article XII.

The Planning Board had no comments or questions concerning the proposed amendment.

MOTION: Recommending that the Town Board approve the amendment to Article XII of the Town Zoning Law dealing with administration and enforcement.

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

VI. PROPOSED ZONING LAW AMENDMENT TO REGULATE BOX TRAILERS:

A. Background:

According to the Town Code Enforcement Office, the Town has been inundated with Box Trailers, which are typically being used for outdoor accessory storage. At the moment, the Town has no language in its Zoning Regulations that allows the Code Enforcement Office to enforce how and where trailers are placed throughout the community.

B. Town Code Enforcement Office Recommendation:

1. Definitions for Trailer, Box Trailer and Hitch should be added to Article II of the Town Zoning Law:

2. Several restrictions and parameters must be established for the placement of Box Trailers in the Town. The County Planning Department is recommending that those regulations be added to Article V of the Town Zoning Law as Section 505.1.

DISCUSSION: Mr. Geraghty pointed out that Town Code Enforcement Officer Damon Curley has attempted to put some ideas on paper for Board members to discuss this evening.

Planning Board Member Jerry Moore expressed some concern with the definitions for RV/Recreational Vehicle and for Travel Trailer. He questioned why popup trailers were not included under the definition of either term?

Mr. Geraghty speculated that the definitions have been in the Town's Zoning Law since the beginning and have probably been updated a few times and never really rewritten.

Mr. Curley talked about some of the problems the Town is having specifically with Box Trailers. He stated that he felt that the Town needs to look at not only how any Zoning Law amendment will impact Box Trailers but also other types of trailers.

Mr. Moore expressed a concern with allowing Box Trailers to remain on a property for up to six (6) months before they can be regulated.

Mr. Geraghty agreed that the Town would need to shorten that timeframe.

Planning Board Chairman John Kessler expressed a concern that trailers attached to vehicles will have to be parked away from property lines.

Mr. Moore then talked about the problems that could arise from requiring axels, wheels and hitches to be removed from trailers since some of these fixtures don't come off of the trailers.

Planning Board Member Aaron Howland questioned how the Town will address the use of shipping containers? He also stated that he is concerned that an individual may have to pull up a storage trailer that is installed on a foundation, which could become somewhat costly for the property owner.

Planning Board Member Rich Miles asked Mr. Curley what the Town's biggest concern is when it comes to regulating Box Trailers?

Mr. Curley explained that the Box Trailers are becoming more prominent throughout the community and are being used for all types of storage. He indicated that there are some individuals using these types of trailers for signage. He indicated that there is a Box Trailer that is in a state of disrepair along Woods Hollow Road that has pitted two (2) property owners against each other. He stated that, at the moment, he would just like to resolve that particular issue.

Mr. Kessler stated that he would like to see the Town use the current Junk Law to enforce any regulatory control over Box Trailers.

Mr. Geraghty agreed that the Junk Law might be a good starting point to address this issue.

The Board then carried on a fairly lengthy discussion concerning the pros and cons of regulating Box Trailers as well as other types of trailers and storage units.

Eventually, Board members agreed that the discussion should be tabled until the Town determines how focused they would like any regulations to be.

VII. OTHER BUSINESS:

A. Code Enforcement Update:

1. Updated Fees:

Mr. Curley pointed out that the Town has updated its fee schedule and essentially doubled its fee structure.

2. Short-Term Rentals:

Mr. Curley stated that Granicus is about 90% up and running with its system to monitor Short-Term Rentals in the community. He indicated that Granicus has already identified 23 property owners and has the complaint line operational.

3. Solar Farm along NYS Route 29:

Mr. Miles asked if the landscaping for the Solar Farm Project on the Joubert property along NYS Route 29 has been completed?

Mr. Curley stated that all of the plantings have been installed and, hopefully, will start to fill out shortly.

4. Concept Plan for Woods Hollow Campground:

Mr. Miles asked if the Town has received any information on the Concept Plan for the Woods Hollow Campground?

Mr. Curley indicated that he has had no contact with the applicants or their engineer. However, Mr. Curley stated that he has received some pushback from one (1) of the neighboring property owners concerning the project.

Mr. Geraghty stated that he has had conversations with one of the applicants concerning the preparation of a Traffic Analysis for the project.

VIII. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:43 p.m.

MADE BY: Aaron Howland

SECONDED: Jerry Moore

VOTE: 5 in favor, 0 opposed