

**TOWN OF MAYFIELD PLANNING BOARD  
MARCH 21, 2018  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**JOHN KESSLER, CHAIRMAN  
AARON HOWLAND, VICE CHAIRMAN  
JERRY MOORE  
ADAM LANPHERE  
ADRIEN ZAMBELLA, ALTERNATE**

**MICHAEL STEWART, CODE ENFORCEMENT OFFICER  
SEAN M. GERAGHTY, SR. PLANNER**

**OTHERS PRESENT:**

**STEVEN SMITH, P.E.  
ROGER PUTMAN  
TYLER PUTMAN  
MARIANNE EDWARDS**

**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 February 21, 2018 meeting.

MADE BY: Aaron Howland

SECONDED: Adam Lanphere

VOTE: 4 in favor, 0 opposed

### **III. OLBRYCH REALTY, INC. - SITE PLAN FOR EQUIPMENT STORAGE/WASH BAY ALONG COUNTY HIGHWAY 157:**

#### **A. Background:**

Olbrych Realty owns a piece of property along County Highway 157 in the Town of Mayfield (Tax Map Parcel No. 119.-10-22.1). School House Pools has its warehousing operation on the property which is approximately 70+/- acres in size. The applicant is proposing to construct a 69' x 100' equipment storage/wash bay along the northeast corner of the warehousing operation.

#### **B. February 21, 2018 Meeting:**

During its February 21, 2018 meeting, the Town of Mayfield Planning Board began reviewing Olbrych Realty's Site Plan application for an equipment storage/wash bay along County Highway 157. At that time, the Planning Board did not ask for any additional information to be provided on a revised Site Plan application.

DISCUSSION: The Planning Board had no comments or questions concerning the applicant's submittal.

#### **C. State Environmental Quality Review:**

During its February 12, 2018 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 Olbrych Realty's Site Plan application.

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

#### **E. Planning Board Action:**

In accordance with Section 906 of the Town of Mayfield Zoning Law, the Planning Board, within sixty-two (62) days after the public hearing, shall approve, approve with modifications or disapprove the application for Site Plan approval. Consequently, does the Planning Board wish to issue its

final decision on Olbrych Realty's Site Plan application for an equipment storage/wash bay along County Highway 157 at this time?

MOTION: To approve Olbrych Realty's Site Plan application for an equipment storage/wash bay along County Highway 157.

MADE BY: Jerry Moore

SECONDED: Adam Lanphere

VOTE: 4 in favor, 0 opposed

#### **IV. PATRICK EMRICK – PUBLIC HEARING ON SUBDIVISION ALONG DIAMOND HILL ROAD AND CHRISTIE ROAD:**

##### **A. Background:**

Patrick Emrick owns a piece of property at the intersection of Diamond Hill Road and Christie Road in the Town of Mayfield (Tax Map Parcel No. 88.-1-16). The applicant's property is approximately 90+/- acres in size. He would like to subdivide the parcel into four (4) building lots ranging in size from 5.33+/- acres to 69.69+/- acres. There is already an existing home on Lot #3 in the proposed subdivision which is 9.16+/- acres in size.

##### **B. February 21, 2018 Meeting:**

During its February 21, 2018 meeting, the Town of Mayfield Planning Board began reviewing Patrick Emrick's subdivision application for a piece of property along Diamond Hill Road and Christie Road in the Town of Mayfield. At that time, the Planning Board asked that the following information be provided on a final plat prior to the public hearing:

1. A verification must be noted on the final plat of where Diamond Hill Road officially ends and the Town maintains during the winter months.

STATUS: There is a notation on the drawing indicating that the end of pavement is the end of Town maintenance.

DISCUSSION: County Senior Planner Sean Geraghty noted that the road shown on the subdivision plat extending beyond the edge of pavement on Lot #4 is actually a private road/driveway.

2. In accordance with the Fire Code of New York State, a driveway exceeding 500' in length and less than 20' in width shall be provided with turnouts along the driveway that are a minimum of 20' in width for a length of 50'. The turnouts shall be placed at intervals not to exceed 500' along the driveway.

STATUS: Since the proposed home location on Lot #4 is a significant distance from the end of the Town road, a 20' x 50' turnout has been provided along the access driveway.

DISCUSSION: Planning Board members had no further comments regarding the information that was provided on the subdivision plat.

C. State Environmental Quality Review:

During its February 21, 2018 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 6:03 p.m.
2. Speakers:

There was no one to speak regarding Patrick Emrick's subdivision application.

3. The public hearing was closed at 6:04 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 Patrick Emrick's subdivision application at this time?

DISCUSSION: Town Code Enforcement Officer Mike Stewart noted that the Adirondack Park Agency (APA) has not yet approved Mr. Emrick's subdivision application. He pointed out that there are a few minor issues that still need to be resolved that should not impact the Planning Board's decision.

MOTION: To approve Patrick Emrick's subdivision application for a piece of property along Diamond Hill Road and Christie Road.

MADE BY: Aaron Howland  
SECONDED: Adam Lanphere  
VOTE: 4 in favor, 0 opposed

**V. ADRIEN ZAMBELLA – PUBLIC HEARING ON A SITE PLAN FOR BOAT REPAIR BUSINESS ALONG PARADISE POINT ROAD:**

A. Background:

Adrien Zambella owns a piece of property at 182 Paradise Point Road in the Town of Mayfield (Tax Map Parcel No. 104.-2-14.2) in a Mixed Use 1 Zone. There is currently a home and garage on the property. The applicant is proposing to construct a new 36' x 44' garage that will be used for boat and motor repair.

B. February 21, 2018 Meeting:

During its February 21, 2018 meeting, the Town of Mayfield Planning Board began reviewing Adrien Zambella's Site Plan for a boat repair and storage business along Paradise Point Road. At that time, the Planning Board asked that the following information be provided on a final Site Plan drawing prior to the public hearing:

1. A notation should be placed on the drawing indicating that the new structure will not be tied into the onsite septic system or well.

STATUS: Provided.

2. The actual driveway access to the new garage must be shown on the drawing. Specifications for the driveway expansion must also be identified.

STATUS: Specifications for the proposed driveway have been included on the final plat. However, it is unclear how the driveway will be extended from the existing driveway to the proposed garage.

DISCUSSION: Mr. Zambella explained that a large area located between the existing driveway and the proposed garage will consist of a gravel area where boats and trailers can be turned around. He also noted that the existing driveway width has been widened for this same purpose. The Planning Board had no further questions regarding this issue.

3. The maximum area on the property that will be used for boat/trailer storage must be identified.

STATUS: A notation has been made on the drawing indicating that the proposed gravel boat/trailer storage area will be a maximum of .75 acres in size.

DISCUSSION: The Planning Board was comfortable with the amount of acreage identified for boat/trailer storage.

4. If there is any screening proposed for the boat/trailer storage area, it should be noted on the Site Plan drawing.

STATUS: Cedar trees are shown around the perimeter of the storage area. However, a schedule for planting those trees has not been identified.

DISCUSSION: The Planning Board felt that a planting schedule for the trees should be provided. Mr. Zambella indicated that he would consult with an arborist about the ideal size for the plantings to be provided around the boat/trailer storage area.

5. An estimated Project Construction Schedule should be included with the Site Plan drawing.

STATUS: Provided.

6. The approximate location of a well on the lands of Sanborn must be identified.

STATUS: Provided.

DISCUSSION: The Planning Board had no further comments or questions concerning the revised Site Plan submittal.

#### C. State Environmental Quality Review:

During its February 21, 2018 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 6:08 p.m.
2. Speakers:

There was no one to speak regarding Adrien Zambella's Site Plan application.

3. The public hearing was closed at 6:09 p.m.

E. Planning Board Action:

In accordance with Article IX, Section 906 of the Town of Mayfield Zoning Regulations, the Planning Board must issue its final decision on a Site Plan application within sixty-two (62) days of the close of the public hearing. Consequently, does the Planning Board wish to issues its final decision on Adrien Zambella's Site Plan for a boat repair and storage business on his property along Paradise Point Road at this time?

MOTION: To conditionally approve Adrien Zambella's Site Plan for a boat repair/storage business along Paradise Point Road with the stipulation that a planting schedule for the trees around the perimeter of the boat/trailer storage area be provided.

MADE BY: Jerry Moore  
SECONDED: Adam Lanphere  
VOTE: 4 in favor, 0 opposed

**VI. MARIANNE EDWARDS – SITE PLAN FOR STORAGE BARN ALONG NYS ROUTE 30:**

A. Background:

Marianne Edwards owns an antique shop at 3674 State Highway 30 in the Town of Mayfield (Tax Map Parcel No. 152.-3-38). Ms. Edwards' property is approximately 1+/- acres in size. Ms. Edwards' operates an antique store on the property. She would like to construct a 40' x 60' storage building on the back side of the property for her business.

B. Code Enforcement Office/County Planning Department Review:

Article IX, Section 904 of the Town of Mayfield Zoning Regulations outlines the information that must be provided on a Site Plan application. After reviewing the application that was submitted, the Town Code Enforcement Office and County Planning Department would like to offer the following comments:

1. There are no topographic features shown on the Site Plan drawing.

DISCUSSION: After a brief discussion, the Planning Board felt that, given the relatively flat conditions on the property, topographic features did not need to be shown on a revised drawing.

2. There is no indication of how stormwater coming off of the proposed storage building will be handled on the site.

DISCUSSION: Mr. Geraghty pointed out that the 2,400 sq. ft. storage building is an impervious surface and could slightly alter stormwater runoff on the property. He indicated that there should be some indication on the drawing which way the stormwater drains on the site.

3. There are no building elevation drawings provided as part of this application package.

DISCUSSION: The Planning Board felt that at least rudimentary building elevation drawings should be provided for the project. Planning Board Chairman John Kessler asked what was between the existing building and the proposed storage building location?

Ms. Edwards indicated that the area behind the existing retail building is all grass.

4. Driveway access to the new building has not been identified.

DISCUSSION: Ms. Edwards indicated that she would like to have a driveway that goes straight back to the storage building. The Planning Board felt that driveway access to that building must be shown on the revised drawing.

5. There is no pedestrian access shown anywhere on the property.

DISCUSSION: Ms. Edwards indicated that she did not intend to provide any type of pedestrian access back to the proposed storage building.

6. The location of outdoor storage areas has not been identified on the Site Plan drawing.

DISCUSSION: Ms. Edwards indicated that there will be no dumpsters for outdoor storage. She indicated that all garbage is collected and stored inside the building.

7. The location of the well and septic system servicing the property has not been identified. Once more, there is no indication as to whether or not the new storage building will be hooked into that well or septic system.

DISCUSSION: The Planning Board felt that the location of the well and septic system on the property must be noted on a revised drawing. Ms. Edwards indicated that the septic field is actually located between the existing retail building and the small building shown on the south side of the property.



8. Will additional outdoor lighting or security lighting be provided for the storage building?

DISCUSSION: Ms. Edwards indicated that some security lighting may be provided for the new storage building.

9. Will any additional landscaping be provided as part of this project?

DISCUSSION: Ms. Edwards indicated that she did not have any immediate plans for additional landscaping, but noted that she would like to make the property look good and may eventually provide some additional plantings.

10. An estimated project construction schedule should be identified.

DISCUSSION: Ms. Edwards indicated that she would like to start the project as soon as possible and currently has an Amish contractor working on the project. She indicated that, given the local regulatory requirements, she was not sure how soon she would be able to start and complete the project.

Jerry Moore asked if she would like to complete the project in 2018?

Ms. Edwards indicated that she hoped to finish the project before the end of the year.

11. A location map should be superimposed on the Site Plan drawing.

DISCUSSION: The Planning Board asked that a location map be superimposed on the Site Plan drawing.

12. The specific location and dimensions for any easements on the property must be identified.

DISCUSSION: Mr. Geraghty pointed out that there are two (2) easements identified on the Site Plan drawing. However, he noted that the actual dimensions of those easements are not clearly shown. The Planning Board agreed that the actual limits of those easements should be clarified on the revised drawing.

#### C. State Environmental Quality Review:

In accordance with Section 617.5 of 6NYCRR, the applicant's proposal to construct a storage barn for her antique business is essentially the construction or expansion of a primary or an accessory pertinent non-residential structure or facility involving less than 4,000 sq. ft. of gross floor area and should be classified as a Type II Action under SEQR.

DISCUSSION: The Planning Board agreed that, given the nature of Ms. Edward's project, which is essentially a small expansion for her commercial business, the project should be classified as a Type II Action.

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 that it has enough information to schedule a public hearing on Marianne Edwards' Site Plan application at this time?

DISCUSSION: Mr. Moore noted that the application form for Ms. Edward's project identifies the wrong Tax Map Parcel Number. He also noted that the application form has the wrong square footage for the proposed project. He indicated that he would like to see the application form amended. Mr. Moore then noted that he felt the Site Plan drawing should also identify the actual Tax Map Number on the applicant's parcel.

MOTION: To schedule a public hearing on Marianne Edwards' Site Plan application for 6:00 p.m., Wednesday, April 18, 2018.

MADE BY: Aaron Howland  
SECONDED: Jerry Moore  
VOTE: 4 in favor, 0 opposed

**VII. PUTHAVEN FARMS - SPECIAL PERMIT FOR MINING OPERATION  
ALONG SAND HILL ROAD:**

A. Background:

Puthaven Farms owns a piece of property along Sand Hill Road in the Town of Mayfield (Tax Map Parcel No. 136.-3-24.111). The property is approximately 40.8+/- acres in size. Puthaven Farms would like to conduct a mining operation in the southwest corner of the property. The mining operation will encompass approximately 2.3 acres of the site.

Planning Board Member Aaron Howland indicated that he would recuse himself from participating in the discussions since he has a business relationship with a competitor.

Planning Board Chairman John Kessler asked Planning Board Alternate Adrien Zambella to participate in the discussions for Puthaven Farms' Special Permit application.

B. Code Enforcement Office/County Planning Department Review:

Article XI of the Town of Mayfield Zoning Regulations stipulates that all applications for Special Use Permits must begin with a pre-submission conference. The pre-submission conference gives the Planning Board and the applicant an opportunity to gain some perspective on the potential ramifications of the proposed use. The applicant is responsible for providing the Planning Board with some basic information on the proposal prior to the pre-submission conference.

DISCUSSION: Mr. Moore indicated that he was not here for the review of Bradley Reed's application for a mining operation in the same neighborhood as the Puthaven Farms' property. He questioned the type of information that was requested from Mr. Reed.

Mr. Geraghty noted that there are some standards in the Town's Zoning Regulations outlining what needs to be provided as part of a submittal to the Planning Board. However, Mr. Geraghty explained that NYSDEC typically takes the lead on the review of mining operations. He indicated that this does not preclude a local Planning Board from offering comments on a mining operation and requiring certain information to be provided. Mr. Geraghty speculated that the information that has already been provided to NYSDEC is well beyond what the Planning Board will need to see as part of its local review.

Mr. Kessler indicated that the Planning Board will need to look at the hours of operation and the type of vegetative buffer that is proposed for this particular mining operation. Mr. Kessler asked where the screener for the mining operation will be located?

Roger Putman indicated that the screener will actually be located in the center of the pit.

Mr. Kessler asked what type of materials will be mined?

Mr. Putman indicated that bedding sand for local farmers is the product being mined from the property. Mr. Putman talked about the reclamation that will be done on the site.

Mr. Moore asked if the groundwater depth has been identified in the vicinity of the proposed mining operation?

Mr. Putman indicated that the groundwater in the vicinity of the mine is approximately 80' below the adjacent road surface. He indicated that the mine will be dug to a depth of 55' below the road surface.

Mr. Kessler asked how salts and other materials will be kept out of the hole that is dug as part of the mining operation?

Mr. Putman indicated that he will actually begin reclaiming portions of the site immediately with trees and grass and will not wait until the conclusion of the project to begin the reclamation effort.

Mr. Moore asked if there was a timeline for starting up the mining operation?

Mr. Putman indicated that he is currently using the site and would like to get his permits from both NYSDEC and the Town of Mayfield as soon as possible. He indicated that he's allowed to remove 1,000 tons of material from the site before the need for a mining permit kicks in.

Mr. Geraghty stated that he would go through the Town's regulations and put together a letter for Mr. Putman outlining the information that will need to be provided on the next submittal to the Planning Board.

## **VIII. OTHER BUSINESS:**

### **A. Training:**

Mr. Geraghty noted that this year's training sessions at FMCC were held last Wednesday evening. He indicated that there are other training opportunities that will pop up during the course of the year. He also noted that the New York Municipal Insurance Reciprocal (NYMIR) also has its ongoing training courses online. He suggested that anyone wishing to take NYMIR's courses contact Town Code Enforcement Officer Mike Stewart to obtain the Town's code so that they can log into the system.

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

MOTION: To close the meeting at 6:42 p.m.

MADE BY: Jerry Moore

SECONDED: Adam Lanphere

VOTE: 5 in favor, 0 opposed