

**TOWN OF MAYFIELD PLANNING BOARD  
SEPTEMBER 20, 2017  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

\_\_\_\_\_ **JOHN KESSLER, CHAIRMAN**  
\_\_\_\_\_ **AARON HOWLAND, VICE CHAIRMAN**  
\_\_\_\_\_ **ROBERTA RICCIARDI**  
\_\_\_\_\_ **MICHAEL STEWART, CODE ENFORCEMENT OFFICER**

**OTHERS PRESENT: CHAD KORTZ**

**I. CALL MEETING TO ORDER:**

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

**II. APPROVE MINUTES OF LAST REGULAR MEETING:**

DISCUSSION:       None

MOTION:            To approve the minutes to the August 16, 2017 meeting.

MADE BY:           Aaron Howland  
SECONDED:         Roberta Ricciardi  
VOTE:               All in favor

**III. SUNSET BAY VACATION RESORT – RECONFIGURATION OF LOTS IN RV PARK:**

**A. Background:**

On April 20, 2011, Sunset Bay Vacation Resort received a recommendation from the Town of Mayfield Planning Board to expand its RV Park along Paradise Point Road in the Town of Mayfield. At that time, the RV Park consisted of 260 sites with access to potable water, sanitary sewer, electric, telephone and cable hookups. Sunset Bay Vacation Resort's proposal was to expand the Park by 39 sites to a total of 299

sites on its 31+/- acre property. Given that the original Park was approved for 240 sites, any expansion of the Park that is less than 25% of the total number of sites, exempted the action from any Adirondack Park Agency approval.

Sunset Bay Vacation Resort is now proposing to reconfigure five (5) of the lots that were part of the 2011 expansion. Two (2) lots along the north side of Sand Island Way and two (2) lots along the south side of Lakeview Terrace will be eliminated along with one (1) lot along the south side of Mountain View Lane near its intersection with Beech Wood Drive. Three (3) of those lots will be added back along the north side of Bay View Lane and two (2) more will be added along the south side of Sacandaga Drive after the bathhouse and laundry in that section of the Park are removed and moved to new locations.

DISCUSSION: CT Male engineer Chad Kortz explained the changes to the approved plans. He noted that the open space would be increased by .08 acres and that the reason for the changes was for a more efficient use of the space.

B. State Environmental Quality Review:

The reconfiguration of the lots in the Sunset Bay Vacation Resort is a Type II Action and is not subject to any further SEQR review.

C. Planning Board Action:

The Mayfield Town Board is responsible for issuing permits for mobile home parks and RV parks in the Town. Consequently, does the Planning Board wish to offer its recommendation to the Town Board on Sunset Bay Vacation Resort's proposal to reconfigure five (5) of the lots that were part of the 2011 expansion of the Park?

DISCUSSION: The Board recognized no significant issues with the proposed modification.

MOTION: To recommend that the Town Board that they approve the proposed reconfiguration.

MADE BY: Aaron Howland  
SECONDED: Roberta Ricciardi  
VOTE: All in favor

IV. **OTHER BUSINESS:**

A. Code Enforcement Update:

(Michael Stewart, Code Enforcement Officer)

None

B. Chairman's Update:

(John Kessler, Chairman)

None

**V. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:10 p.m.

MADE BY: Roberta Ricciardi

SECONDED: Aaron Howland

VOTE: All in favor