

**TOWN OF MAYFIELD PLANNING BOARD
DECEMBER 14, 2022
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

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

**DAMON CURLEY, CODE ENFORCEMENT OFFICER
AARON ENFIELD, FULTON COUNTY SENIOR PLANNER**

OTHERS PRESENT:

I. CALL MEETING TO ORDER:

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

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the November 16, 2022 meeting.

MADE BY: Aaron Howland

SECONDED: Richard Miles

VOTE: 4 in favor, 0 opposed

III. JENNIFER AND WADE KUHN – PUBLIC HEARING – SUBDIVISION AT 107 PROPER ROAD:

A. Background:

Jennifer and Wade Kuhn own a parcel at 107 Proper Road (Tax Map Parcel No. 104.18-5-2) in the Town of Mayfield. The parcel is approximately 7.39+/- acres in size. The applicants wish to create an additional building lot from the property. The proposed lot will be 2.01 +/- acres in size. The property is zoned Residential-1 with no wetlands on the property.

B. November 16, 2022 Meeting:

During the November 16, 2022 meeting, the Town of Mayfield Planning Board started its review of Jennifer and Wade Kuhn's Subdivision application at 107 Proper Road within the Town of Mayfield. At that time the Planning Board requested the following information on the plat prior to the Public Hearing:

1. Contour lines of the proposed subdivided lot in intervals of no more than 5'. This information can be obtained at the NYS GIS Clearinghouse or by calling the Fulton County Planning Department.

STATUS: Provided

2. A Percolation and Pit test is required to indicate that the parcel is a buildable lot. A suggestion to coordinate this testing is Fulton County Soil and Water Conservation District.

STATUS: Provided

3. Notation on the final plat stating “All on-site Sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health.”

STATUS: Not Provided.

DISCUSSION:

Fulton County Senior Planner Aaron Enfield stated this information will be necessary to put on the final plat.

C. State Environmental Quality Review:

During the November 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:

The public hearing was opened at 6:04 P.M.

Speakers:

There was no one to speak on Jennifer and Wade Kuhn’s Public Hearing.

The public hearing was closed at 6:05 P.M.

E. Planning Board Action:

In accordance with Article X Section 1012 of the Town of Mayfield Subdivision Regulations, the Planning Board shall approve, with or without modifications, or disapprove the plat within sixty-two (62) days after the public hearing. Does the Planning Board seek to make a motion at this time?

DISCUSSION:

Vice Chairman Aaron Howland indicated that he was alright issuing a conditional approval, but the final plat must have the language regarding the on-site sanitation.

MOTION: To conditionally approve Jennifer and Wade Kuhn’s Subdivision application at 107 Proper Road with the stipulation that the following information be stated on the final plat:
1. All on-site Sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health.”

MADE BY: Aaron Howland
SECONDED: Jerry Moore
VOTE: 3 in favor, 0 opposed, 1 abstain (John Kessler)

IV. OTHER BUSINESS:

A. Code Enforcement Update:

Sewer System

Code Enforcement Officer Damon Curley stated that he has been receiving calls on when the sewer project will be starting. Subsequently, he mentioned he has notes that one of the properties owned by the Lanzi family has been used as a staging area.

Several Planning Board Members indicated that the project will commence in 2023.

Hoose’s Restaurant

Mr. Curley stated that Jason Hoose will need to put in an additional storage tank in for water.

Lanzi’s on the Lake

Mr. Curley stated that he asked the Fulton County Planning Department to review plans for Lanzi’s on the Lake, to see if it should come before the Planning Board. Mr. Curley stated given the recommendations put forth to him from the county, he decided coming before the Planning Board was not necessary.

Winney RV Park along Woods Hollow Road

Mr. Curley indicated the project is currently under review with the Adirondack Park Agency (APA).

Dollar General (Route 29A)

Mr. Curley stated that given recent safety issues, he closed the store on Black Friday. He also mentioned that should this happen again he will be shutting the store down for a week.

Planning Board Member Rich Miles stated that issues with Dollar General have become an issue locally.

B. Fulton County Planning Department:

Saratoga County Planning and Zoning Conference

Mr. Enfield stated that information for the Conference in Saratoga County is forthcoming.

Comprehensive and Zoning Update

Mr. Enfield stated that Fulton County Planning Director put a message into Supervisor Rick Argotsinger, but has not heard back.

C. Other:

Russo’s Restaurant

Planning Board Member Jerry Moore inquired on the property, as he has seen contractors working on the site.

Mr. Curley stated the building is owned by Joseph Casala. He mentioned the former restaurant is used as a sewing studio that does not have any clientele visiting the property.

Planning Board Membership

Adrian Zambella introduced himself to the Planning Board as a former Alternate who has showed interest in being on the board again.

Planning Board Chairman John Kessler stated that he would need to put a Letter of Intent to Nancy Parker, Town Clerk.

Mr. Curley mentioned that alternates’ term are on a yearly basis that is non-renewable. Should an alternate wish to serve the following year, they would need to reapply.

V. **CLOSE OF THE MEETING:**

MOTION:	To close the meeting at 6:25 p.m.
MADE BY:	John Kessler
SECONDED:	Rich Miles
VOTE:	4 in favor, 0 opposed.