

**TOWN OF MAYFIELD PLANNING BOARD
JUNE 17, 2015
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**ROBERT PHILLIPS, CHAIRMAN
MARILYN SALVIONE
JOHN KESSLER
AARON HOWLAND
ROBERTA RICCIARDI**

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

OTHERS PRESENT:

**BOB KAZMIERSKI
TRAVIS MITCHELL, P.E.
CHRISTIAN KLUEG
VINCE COLLETTI, COUNCILMAN
ROBERT STONE
ART DAHL
MARIO GRECO
DARRIN ROMEYN
NICOLE BATTISTI**

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 May 20, 2015 meeting.

MADE BY: Marilyn Salvione

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed

III. MARIO AND ANN GRECO – PUBLIC HEARING ON A SITE PLAN FOR SELF-STORAGE FACILITY ALONG RICEVILLE ROAD:

A. Background:

Mario and Ann Greco own a piece of property at 382 Riceville Road in the Town of Mayfield (Tax Map Parcel No. 103.4-1-16.113). The property has access off of Riceville Road and is adjacent to NYS Route 30. The applicant's property is approximately .93 acres in size. They would like to install seven (7) various sized storage units on the property with access driveways and additional landscaping provided.

DISCUSSION: Planning Board Chairman Robert Phillips noted that the Planning Board just received the revised drawings for the Greco's self-storage project. He pointed out that the Board has also received a letter from the NYS Department of Transportation as part of the Coordinated Review of the project under the State Environmental Quality Review Act. He indicated that the letter points out an issue that may need to be resolved by the applicant. Mr. Phillips indicated that he was not comfortable conducting a public hearing on the application since Board members did not have sufficient time to review the drawings. He indicated that he didn't feel he would be able to answer any questions posed by the public during the hearing and suggested that the Board table any action on the application until next month's meeting when it has time to review the drawings.

There was a general consensus among Board members that additional time was needed to review the revised drawings.

MOTION: To table any action on Mario and Ann Greco's Site Plan application until the July 15, 2015 meeting.

MADE BY: Marilyn Salvione

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed

Darrin Romeyn asked if the Board had received a letter from the NYS Office of Park, Recreation and Historic Preservation?

Mr. Geraghty indicated that the State Agency had not yet responded.

IV. CHRISTIAN KLUUG (CMK REAL ESTATE) – PUBLIC HEARING ON A SITE PLAN FOR OFFICE BUILDING ALONG NYS ROUTE 30:

A. Background:

Christian Klueg would like to build a new 4,320 sq. ft. office building along the west side of NYS Route 30 at its intersection with Black Street. The project site is approximately 1.885 acres in size and is currently owned by William Murphy. As part of the project, several structures and two (2) foundations will be removed from the property. The project will also involve the construction of internal driveways, two (2) parking areas for 23 vehicles and landscaping.

B. May 20, 2015 Meeting:

During its May 20, 2015 meeting, the Town of Mayfield Planning Board began reviewing Christian Klueg's Site Plan for a new office building along the west side of NYS Route 30 in the Town of Mayfield. As a follow-up to that review, a letter was sent to Mr. Klueg's engineer identifying the information the Planning Board wished to see on a revised Site Plan drawing prior to the public hearing:

1. Both access driveways should be labeled on the Site Plan drawing.

STATUS: Both access driveways have been labeled as 24' wide.

2. The location of any outdoor storage areas on the property should be identified.

STATUS: A 10' x 14' storage shed has been shown on the back portion of the property.

DISCUSSION: Travis Mitchell, P.E. noted that the 10' x 14' storage shed has been moved to the corner of the rear parking lot and a dumpster enclosure will be provided adjacent to the storage shed.

Planning Board Member Aaron Howland indicated that this made more sense for the storage building to be easily accessible in the parking lot.

Mr. Mitchell noted that the location of the storage shed and dumpster is at the furthest point in the parking lot from Black Street.

3. The design of the existing signage which is to remain should be noted on the Site Plan drawing and any new signage to be provided on the property should be shown.

STATUS: On Sheet 3 of the Site Plan drawings, a sign rehabilitation detail has been provided. In his response to the Planning Board's letter, the applicant's engineer, Travis Mitchell, has indicated that there are no additional signs proposed for the site.

DISCUSSION: The Planning Board was comfortable with the proposed redesign of the sign.

4. The location and design of the outdoor lighting on the property should be identified along with the photometrics of those lights.

STATUS: Provided.

DISCUSSION: The Planning Board was comfortable with the photometrics for the lights being proposed on the project site.

5. The "happy return day lilies" are mislabeled on the planting schedule on Sheet 6 of 9 and should be corrected.

STATUS: The notation has been corrected.

6. An estimated project construction schedule should be included on the Site Plan drawings.

STATUS: Provided.

7. The plan for extending energy distribution facilities into the project facility should be identified on the Site Plan drawing.

STATUS: The location of electric service to the new building has been identified. However, there is no indication of whether or not natural gas is available to the project site or how the building will be heated?

DISCUSSION: Mr. Mitchell showed the location of where the underground propane tanks would be located for heating fuel.

C. State Environmental Quality Review:

During its May 20, 2015 meeting, the Town of Mayfield Planning Board proposed that it serve as the Lead Agency for the purpose of issuing a determination of significance under the State Environmental Quality Review Act. A copy of the Full Environmental Assessment Form and the Site Plan drawings were forwarded to the NYS Department of Environmental Conservation (NYSDEC) and the NYS Department of Transportation (NYSDOT). Each of those agencies was given until

Tuesday, June 16, 2015, to submit any comments regarding the Town of Mayfield Planning Board's proposal to act as Lead Agency or to comment on the project itself.

In a response dated May 27, 2015, the NYSDEC concurred with the Town of Mayfield Planning Board's proposal to act as Lead Agency. The Agency notes that if more than 1 acre of land will be disturbed as part of this project, a SPEDES General Permit for Stormwater Discharges from Construction Activities will need to be obtained. The NYSDEC also notes that the project is located in an archeologically sensitive area. However, the applicants have already provided a copy of the letter from the NYS Office of Parks, Recreation and Historic Preservation clearing the site.

In an e-mail response on June 16, 2015, the NYSDOT offers the following comments:

- A NYSDOT Highway Work Permit will be required for any work performed within the highway right-of-way.
- Access to the subject property will require that the entrance conform to NYSDOT standards.
- A Stormwater Management Plan will be required as part of the highway work permit application.
- All proposed signage will need to be located on private property and not on NYSDOT right-of-way.

MOTION: Declaring the Town of Mayfield Planning Board the Lead Agency for the purpose of issuing a determination of significance under SEQR.

MADE BY: Aaron Howland
SECONDED: Roberta Ricciardi
VOTE: 5 in favor, 0 opposed

DISCUSSION: There was a general consensus among Board members that the proposed project would have no adverse environmental impacts.

MOTION: Authorizing the filing of a negative declaration under SEQR for Christian Klueg's Site Plan for a new office building along NYS Route 30A since:

1. Public utilities are readily available to service the building.
2. Traffic impacts resulting from the project will be minimal.

3. The aesthetic appearance of the property will be significantly improved as a result of the project.

MADE BY: Marilyn Salvione
SECONDED: Roberta Ricciardi
VOTE: 5 in favor, 0 opposed

D. County Planning Board Referral:

In accordance with Section 239-m of the General Municipal Law of New York State, the Fulton County Planning Board reviewed Mr. Klueg's Site Plan application during its June 16, 2015 meeting. At that time, the County Planning Board recognized no regional implications that could occur from the proposed action and decided to forward no recommendation regarding this application to the Planning Board.

E. Public Hearing:

1. The public hearing was opened at 6:13 P.M.
2. Speakers:

Christian Klueg asked if he would be allowed to place additional signage on the building noting where tenants are located in the building? He indicated that he would most likely use small placards attached to the building.

Mr. Mitchell asked if it would be okay for his client to simply request permission, at this time, as part of the Site Plan review process, to place additional signage on the building in the future to identify tenant locations?

Mr. Klueg explained that he would probably use small placards.

Planning Board Member Marilyn Salvione asked if the placards that would be attached to the wall or would hang in front of the doors?

Mr. Klueg indicated that he wasn't sure but would probably choose to attach the signs to the wall on the building.

Planning Board Chairman Robert Phillips suggested that the Planning Board authorize 2' x 2' placards affixed to the building to identify tenant locations in the building.

There was a general consensus among Planning Board members that this would be an acceptable way to address the issue.

3. The public hearing was closed at 6:19 P.M

F. 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 Christian Klueg's Site Plan for a new office building along NYS Route 30 at this time?

MOTION: To approve Christian Klueg's Site Plan for a new office building along NYS Route 30 with the stipulation that any additional signage identifying tenants within the building be limited to 2' x 2' placards attached to the building.

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

**V. ROBERT STONE - PUBLIC HEARING ON A SITE PLAN FOR
HARDWARE STORE ALONG NYS ROUTE 30:**

A. Background:

Robert Stone owns a piece of property along the west side of NYS Route 30 in the Town of Mayfield. The property is approximately 21.4 acres in size (Tax Map Parcel No. 88.-3-3). Mr. Stone would like to use an existing building on the front portion of the property as a hardware store. His future plans for the site call for the installation of an 8' x 30' 3-sided shed for storage of outdoor materials behind the existing building. Two (2) off-street parking spaces are proposed in front of the hardware store, while seven (7) additional spaces are proposed behind the building.

B. March 19, 2014 Meeting:

During its March 19, 2014 meeting, the Town of Mayfield Planning Board continued its review of Mr. Stone's Site Plan application for his hardware store along the west side of NYS Route 30. The Planning

Board agreed to schedule a public hearing on Mr. Stone's application but asked that the final Site Plan drawing show a designated area on the front portion of the property for an outdoor display area.

STATUS: Not provided.

DISCUSSION: Mr. Stone apologized to Board members and explained that his surveyor just recently printed out new copies of the map and he thought the location of that display area was going to be shown on the drawing.

County Senior Planner Sean Geraghty explained that if the Planning Board decides to approve Mr. Stone's application, it can simply ask that the final drawing show the dimensions and location of the designated outdoor storage area in the front yard.

C. Agricultural Data Statement:

In accordance with Section 305-a of Article 25AA of the Agriculture and Markets Law of New York State, any Site Plan application for a piece of property within an Agricultural District containing a farm operation or on property within 500' of a farm operation located in an Agricultural District must include an Agricultural Data Statement. The Planning Board is responsible for sending a notice of the proposed application to the owners of land identified in the Agricultural Data Statement.

On March 21, 2014, the Fulton County Planning Department forwarded a copy of the Agricultural Data Statement to Dan Brower who has property within 500' of the applicant's project site. Mr. Brower was given until Monday, April 14, 2014, to respond to the Planning Board.

STATUS: The Planning Board received no reply from Mr. Brower.

D. State Environmental Quality Review:

During its March 19, 2014 meeting, the Town of Mayfield Planning Board proposed that it act as the Lead Agency for the purpose of issuing a determination of significance under SEQR for this proposed action. Copies of the Short Environmental Assessment Form, along with the Site Plan drawings, were forwarded to the NYSDEC, NYSDOT and the Adirondack Park Agency (APA).

In a response dated March 28, 2014, the APA indicated that a permit for Mr. Stone's hardware store proposal would be required. The Agency explained that a commercial use involving less than 5,000 sq. ft. of floor space in a low-intensity use land use area constitutes a Class B Regional Project and must require an Agency permit. The Agency further noted that it had no objection to the Town of Mayfield Planning Board designating itself the Lead Agency, but pointed out that the scope of the APA's environmental review pursuant to the APA Act cannot be limited by another agency's findings pursuant to SEQR. In other words, the APA isn't particularly concerned with whatever determination of significance is issued at the local level.

MOTION: Declaring the Town of Mayfield Planning Board the Lead Agency for the purpose of issuing a determination of significance under SEQR.

MADE BY: Marilyn Salvione
SECONDED: John Kessler
VOTE: 5 in favor, 0 opposed

Mr. Stone has been working with the APA since that time on revisions to the proposal. In a letter dated June 2, 2015, the Agency has indicated that it has conditionally approved Mr. Stone's project.

DISCUSSION: Mr. Geraghty suggested that the final letter from the Adirondack Park Agency, outlining the conditions for approval of Mr. Stone's project, be provided for the Planning Board's records.

Town Code Enforcement Officer Mike Stewart indicated that believed he had a copy.

MOTION: Authorizing the filing of a negative declaration under SEQR for Mr. Stone's Site Plan for a hardware store along NYS Route 30 since:

1. There is sufficient acreage available on the property to use an existing structure and create sufficient parking for a small hardware store.
2. There will be very few traffic implications resulting from the proposed action.
3. Public utilities are readily available to the project site.
4. Reuse of an abandoned structure on the property will enhance the aesthetic

appearance of the property along a well-traveled corridor.

MADE BY: Marilyn Salvione
SECONDED: Roberta Ricciardi
VOTE: 5 in favor, 0 opposed

E. Public Hearing:

1. The public hearing was opened at 6:27 P.M.

2. Speakers:

There was no one to speak regarding Mr. Stone's Site Plan application.

3. The public hearing was closed at 6:28 P.M.

F. 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 Robert Stone's Site Plan for a hardware store along NYS Route 30 at this time?

MOTION: To conditionally approve Robert Stone's Site Plan for a hardware store along NYS Route 30 pending receipt of a revised drawing showing the dimensions and location of the outdoor display area on the front portion of the property.

MADE BY: John Kessler
SECONDED: Marilyn Salvione
VOTE: 5 in favor, 0 opposed

VI. ROBERT KAZMIERSKI - WILD LIFE SPORTS AND EDUCATION MUSEUM ELEVATION DRAWINGS:

Mr. Kazmierski indicated that Steve Smith, P.E. is no longer working on the project. He indicated that he has spoken with Travis Mitchell, P.E., who has agreed to begin putting together plans for the expansion project at the

museum. He indicated that George Farnum, Architect, put together an elevation drawing for Planning Board members to consider showing an Adirondack-style front façade for the building. Mr. Kazmierski indicated that one of the reasons he and Mr. Smith are no longer working together is that they disagreed on the number of entrances to provide for the expanded facility.

Mr. Phillips thanked Mr. Kazmierski for his effort to provide the Planning Board with elevation drawings showing an Adirondack-style front façade for the building. He indicated that he felt it would be a vast improvement for the property.

There was then several minutes of discussion concerning the separate uses to be conducted within the building and the location of exit doors on the building.

Mr. Kazmierski was encouraged to speak with his engineer, Travis Mitchell, P.E. about getting drawings together for the Board's July meeting so that a hearing on his project can be scheduled for August 2015.

The Planning Board endorsed Mr. Kazmierski's elevation drawings showing the Adirondack-style building façade and encouraged him to use that design on his Site Plan submittal.

VII. OTHER BUSINESS:

A. Chairman's Update:

Mr. Phillips asked members if their vacation plans would conflict with any meetings this summer?

There didn't appear to be any conflicts amongst the members.

VIII. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:41 p.m.

MADE BY: Marilyn Salvione

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed