

**TOWN OF MAYFIELD PLANNING BOARD
MARCH 16, 2016
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL
MEETING NOTES**

PRESENT:

**JOHN KESSLER, CHAIRMAN
AARON HOWLAND, VICE CHAIRMAN
MARILYN SALVIONE
ROBERTA RICCIARDI**

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

OTHERS PRESENT:

**BRADLEY REED
PETER YETTO
WAYNE GIBSON
ALLISON GIBSON
RON SOBKOWICH
JOANN SOBKOWICH**

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 17, 2016 meeting.

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

III. BRADLEY REED ENTERPRISES, INC. – PUBLIC HEARING ON A SPECIAL USE PERMIT FOR A SAND AND GRAVEL MINE ALONG NYS ROUTE 30:

A. Background:

Bradley Reed Enterprises, Inc. owns a piece of property along NYS Route 30 in the Town of Mayfield adjacent to the former Town of Mayfield Landfill (Tax Map Parcel No. 136.-3-13). The applicant proposes to operate a sand and gravel mine on the property, which is approximately 30.75 acres in size. The life of mine area shown on the preliminary drawings is 26 acres in size. Access to the mine will be along the south side of Route 30 approximately 1 mile west of its intersection with NYS Route 29.

(NOTE: Planning Board Member Aaron Howland indicated that he would, once again, be abstaining from participation on this application due to a business relationship with the applicant.)

B. February 17, 2016 Meeting:

During its February 17, 2016 meeting, the Planning Board continued its review of Bradley Reed Enterprises' Special Permit Application for a mining operation. At that time, the Planning Board determined that a row of arborvitae or some other form of screen plantings must be provided along the western boundary of the access driveway to the property. The plantings are intended to provide both a visual and a sound barrier between the access driveway to the mining operation and an adjacent residence. The Planning Board asked that those changes be shown on the final Site Plan drawing for the project.

DISCUSSION: Mr. Geraghty pointed out that the Town Code Enforcement Office has received a pdf of the updated drawings showing approximately 80' of arborvitae along the western boundary of the access driveway. Planning Board members had no further comments concerning this issue.

C. State Environmental Quality Review:

During its February 17, 2016 meeting, the Town of Mayfield Planning Board concurred with the NYS Department of Environmental Conservation's (NYSDEC) proposal to act as Lead Agency.

STATUS: ?

DISCUSSION: Mr. Geraghty indicated that he contacted the NYSDEC concerning Mr. Reed's application and the status of the SEQR process. He indicated that he spoke with Beth McGee who explained that the Agency feels the application for the mining permit is complete. She indicated that she would have William Russo contact his office concerning the status of the SEQR process. Mr. Geraghty indicated that he has not received a call back from Mr. Russo.

Peter Yetto, representing Bradley Reed Enterprises, indicated that he just received a letter from Mr. Russo indicating that the NYSDEC has authorized the filing of a negative declaration under SEQR for the proposed action. A copy of Mr. Russo's letter was distributed to Planning Board members.

The Planning Board had no further questions concerning the SEQR process.

D. Public Hearing:

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

Wayne Gibson:

Mr. Gibson indicated that he lives next door to the proposed mining operation. He indicated that he was concerned with the potential noise and dust that will be generated by the mining operation.

Planning Board Chairman John Kessler explained that the applicant will need to maintain a gravel driveway which should keep dust concerns to a minimum.

Mr. Yetto explained that the screener and washer for the mining operation will be located in the middle of the site and, given the setback distance from Mr. Gibson's house, should not generate any noise or dust concerns for Mr. Gibson. Mr. Yetto talked about how the mining operation will be setup on the site and noted the fact that a berm will be provided around the perimeter of the site to further screen the operation from adjacent properties. Using the Site Plan drawing, he showed where the life of the mine boundary will be on the property and indicated that the reclamation plan will eventually turn the property into a meadow at the conclusion of the operation. He talked about NYSDEC's requirement that soil be

scraped from an area and left in close proximity so that it can easily be returned to the area as part of the reclamation plan.

Mr. Gibson asked how long the mine will be in operation?

Mr. Yetto indicated that NYSDEC issues mining permits in 5-year terms. He indicated that he did not know, at the present time, how many years the mine would remain open. He pointed out that the mining permit fee is based on the amount of area that is disturbed on the property. He explained that it is in the applicant's best interest to keep reclaiming areas that have been mined to keep permit fees down.

Mr. Gibson asked if the applicant owned property out to Boy Scout Road?

Bradley Reed indicated that his property did not extend that far. Mr. Reed then talked about the improvements that would be made to the access driveway.

Mr. Gibson asked what the hours of operation would be for the mine?

Mr. Yetto indicated that the mine would be open 6:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 4:00 p.m. on Saturdays.

Mr. Gibson asked when the operation would open up?

Mr. Reed indicated that it would probably be May or June before the operation is commenced.

Ron Sobkowich:

Mr. Sobkowich expressed a concern that the mining operation would leave a big hole in the ground on the property.

Mr. Yetto explained that the reclamation plan will eventually turn the property into a meadow. He pointed out that the finished floor elevation of the mining operation will be 90'. He noted that the water table in the area is between 80' and 85'. He pointed out that the detention basin on the project site is designed for a 100 year storm which would mean approximately 7" of rain in a 24-hour period.

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

E. Planning Board Action:

According to Section 909 of the Town of Mayfield Zoning Law, the Planning Board shall have sixty (60) days upon completion of the public hearing to approve, approve with modifications or disapprove the Special Permit Application. Consequently, does the Planning Board wish to issue its final decision on Bradley Reed Enterprises' Special Permit Application for a sand and gravel mine along NYS Route 30 at this time?

MOTION: To approve Bradley Reed Enterprises' Special Permit Application for a mining operation along NYS Route 30.

MADE BY: Marilyn Salvione

SECONDED: Roberta Ricciardi

VOTE: 3 in favor, 0 opposed, 1 abstained (Aaron Howland)

IV. OTHER BUSINESS:

A. Fulton County Development Strategy:

County Senior Planner Sean Geraghty reminded Board members that, during last month's meeting, he talked about Fulton County's effort to have a County Development Strategy prepared by a consulting firm. He explained that the Strategy will incorporate a multitude of economic development initiatives and local community plans into one (1) cohesive document. He indicated that the County is focusing on identifying a vision of where it wants to be in ten (10) years and outlining a plan for getting there.

Mr. Geraghty indicated that the County has hired the consulting firm River Street Planning & Development of Troy, NY to prepare the County Development Strategy. He pointed out that River Street will be working with Elan Associates of Saratoga Springs, NY, along with Room One Planning & Design of Saratoga Springs on the project. He indicated that the Planning Department staff met with representatives of River Street last week to discuss the final scope of work that will define the project.

Mr. Geraghty talked, at length, about some of the components that will go into the County Development Strategy. He indicated that a housing analysis of the entire County will be put together in order to identify what types of housing are missing from the community and where there are opportunities for housing development. He indicated that a Retail Analysis of the area will also be conducted which will

include a “Gap Analysis” that will identify the retail sectors that are missing from the local economy and could conceivably benefit by locating in the community.

Mr. Geraghty reminded Board members that, during last month’s meeting, he suggested they start thinking about projects in the Town that would have a meaningful impact Countywide. He noted that, as part of the preparation of the County Development Strategy, there will be four (4) targeted areas looked at and identified for future growth opportunities. He indicated that both of the Cities’ Central Business Districts will be examined in great detail, and the Hales Mills Road Development Area in the Town of Johnstown, along with the Vails Mills Development Area in the Town of Mayfield. He suggested that Board member begin thinking about the types of growth they would like to see in the Vails Mills Development Area. He indicated that, eventually, the consultants will want to sit down with Board members and talk about a vision for developing the area.

Mr. Geraghty pointed out that, as part of the County’s “SMART Waters” initiative, two (2) projects are currently being pursued. He indicated that those projects involve the preparation of Maps, Plans and Reports for the development of Water and Sewer Districts in both the Hales Mills Road Development Area and the Vails Mills Development Area. Mr. Geraghty explained that the Town of Johnstown Planning Board has already begun discussing the potential boundaries of the Hales Mills Road Water and Sewer Districts. He speculated that the Town of Mayfield Planning Board will eventually be contacted by either his office or Environmental Design Partnership, the firm working on the project, to identify the specific boundaries of the Water and Sewer Districts to serve the Vails Mills Development Area.

Mr. Geraghty indicated that it will probably be two (2) or three (3) months before River Street Planning & Development sits down with the Board to discuss its vision for the Vails Mills Development Area. He indicated that River Street would like to get well into the Housing Analysis and the Retail Analysis so that it can give some feedback to the Board. Mr. Geraghty also pointed out that the consultants would also like to hear about any other projects in the community that Board members feel are important to the local economy. He indicated that every community in Fulton County is going to be asked to provide a “wish list” of project in their communities so that the projects can be identified in the County Development Strategy. He explained that this will allow those communities to have a document that they can reference on future grant applications.

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:55 p.m.

MADE BY: Roberta Ricciardi

SECONDED: Marilyn Salvione

VOTE: 4 in favor, 0 opposed