

TOWN OF MAYFIELD

PLANNING BOARD

WEDNESDAY, JUNE 18, 2025
6:00 P.M.

MEETING NOTES

PRESENT:

- X JOHN KESSLER
- X AARON HOWLAND
- RICHARD MILES
- X JERRY MOORE
- X GRANT RAUCH
- DAVID JANKOWSKI, ALTERNATE
- X BONNIE VANPATTEN, ALTERNATE
- X RALPH DESIDERIO, TOWN BOARD LIASON TO THE PLANNING BOARD
- X MIKE HARRINGTON, LAMONT ENGINEERING
- X NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
- X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

OTHERS PRESENT: Alicia Henry, Glen Henry, Todd VanVormer, Eileen Rovito, Tammy Lev, Bob Johnson, Cathy Stearns, Peter Stearns, Lori DeVoe, Mark Deyle, Carol Jablonski, David Jankowski, Sue Crouse, David Crouse

AGENDA ITEMS:

- Sunset Bay RV Park –Special Use Permit for Sunset Bay RV Park Expansion along Paradise Point Road (88.-4-37.12, 88.-4-18, 88.-4-21, 88.-4-53, 88.-4-20)
- Estate of James Sweeny – Lot Line Adjustment with James and Kimberly Dwyer along State Highway 349

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 pm

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the previous meeting.

MADE BY: Aaron Howland
SECONDED: Grant Rauch
VOTE: Unanimous in favor

III. ESTATE OF JAMES SWEENEY – LOT LINE ADJUSTMENT WITH JAMES & KIMBERLY DWYER ALONG STATE HIGHWAY 349:

A. Background:

James and Kimberly Dwyer own 327 Bemis Road, which abuts State Highway 349 (Tax Map Parcel No. 135.-3-12.1). The parcel is approximately 55.26 acres in size. The neighboring parcel, 442 State Highway 349 (Tax Map Parcel 135.-3-12.2), which is 6.62 acres in size, is part of the Estate of James Sweeney. The Estate would like to establish an easement for an existing driveway that extends onto the Dwyer's property and convey 0.154 acres from the Dwyer parcel to the Estate of James Sweeney.

DISCUSSION: Mr. Enfield explained that the property owners had a handshake agreement allowing a portion of the driveway onto the Dwyers' property. He stated the lot line adjustment is to settle an estate for both parties making the easement official and convey .154 acres for a portion of the driveway.

Chairman Kessler mentioned that a location map is necessary.

Mr. Enfield stated that it is not as the project does not fall within the Town's Subdivision Regulations.

MOTION:	Recognizing that the Sweeney–Dwyer property transaction does not fall within the Town of Mayfield's Subdivision Regulation, and to approve the action as a lot line adjustment.
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MADE BY:	Aaron Howland
SECONDED:	Grant Rauch
VOTE:	Unanimous in favor

IV. SUNSET BAY RV PARK – RECONVENING PUBLIC HEARING – SPECIAL USE PERMIT FOR AN RV PARK EXPANSION ALONG NY ROUTE 30 & PARADISE POINT ROAD:

A. Background:

Sunset Bay RV Park, LLC is proposing to expand its RV Park along NYS Route 30 (Tax Map Parcel Nos. 88.-4-18, 88.-4-37.12 and 38.-4-21). The current Park has 299 approved sites, a water treatment plant, a wastewater treatment plant, boat slips with docks, an office building and a community building. The proposal will be to include an entrance along NYS-30, where a curbcut is currently located. The new site will have a total of 656 RV Units. The project is to be connected to Sewer District #5 along NYS Route 30.

The properties are within the Mixed-Use and Agricultural 2 Zoning Districts and an RV Park / Campground is an allowed use within both Zoning Districts. According to the the Town of Mayfield 2017 Zoning Ordinance, a RV Park / Campground is defined as Any parcel of land which is planned or improved for the placement of 3 or more RVs or 3 or more campsites for tents or any other similar form of outdoor accommodations, which are used as temporary living quarters. Given the Town's Zoning for RV Parks, the applicant is well below the maximum number.

The project is within the Adirondack Park and classified under the Moderate Intensity Use of the Adirondack Park Agency. There are parcels within 500' that are enrolled into Fulton County Agricultural District #1, which the owner has requested to be removed. As a result of wetlands identified by the APA, the scope of the project has decreased in size.

DISCUSSION: Mr. Enfield inquired if Mr. Jankowski if he was going to be attending the meeting this evening as an Alternate.

Mr. Jankowski stated that he lives a quarter mile away and will be speaking as a resident of the Town of Mayfield for the Public Hearing.

Mr. Enfield was unsure if it is ethical or not for him to do that.

Mr. Jankowski mentioned he will resign should this be an issue. He also asked he be allowed to speak first.

Mr. Enfield reminded Mr. Jankowski that as an Alternate to the Planning Board, he has been given the opportunity to speak on the project and ask questions.

Mr. Jankowski concurred with Mr. Enfield, but wished to have his comments be allowed as part of the public record.

Planning Board members discussed and felt that Mr. Jankowski be allowed to speak, but would need to recuse from any further participation on the Planning Board's discussion of the RV Park project.

POST MEETING NOTE: Upon discussion with the NYS Department of State Division of Local Government Services, Mr. Jankowski did not violate any rules as an Alternate to the Town of Planning Board.

B. May 2025 Planning Board Meeting:

During May 2025, the Planning Board received updates from ARC Lexington, the Highway Superintendent, Adirondack Park Agency, and came to a general consensus regarding some outstanding issues related to the project. The Planning Board agreed to reconvene the Public Hearing in June.

C. Adirondack Park Agency

On June 16, 2025, during a call with APA, Fulton County Senior Planner Aaron Enfield asked whether removing the property from the Agricultural District would affect any approvals from the Agency. The APA stated that it would not delay approval.

D. Fulton County Sheriff's Office:

In a June 16, 2025 phone between Senior Planner Aaron Enfield and Keith Shults of the 911 Division, it was asked that the new street addresses be given a NYS Route 30 address which would also deter any residents from using Paradise Point Road. Mr. Shults did not see that as an issue.

E. Environmental Design Partnership:

Mr. Mitchell gave an overview of the project since the Public Hearing in December 2024 which may be repetitive for the Planning Board but wanted to educate the residents who may be unfamiliar with the changes.

Mr. Mitchell reminded the Planning Board this project is considered a Type A project under the Adirondack Park Agency and earlier in the project, under SEQRA, an authorization of a Type II Action occurred.

Updates to the site since December include:

- Sites were removed to accommodate a wetland buffer from the Adirondack Park Agency.

- Entrance for the new site along NYS Route 30 with a barrier between current and propose section, only accessible by golf cart. Emergency vehicles and management will be the only ones having access on the barrier gate.
- Relocation of the Paradise Point Road entrance to provide stacking of vehicles.
- Gated emergency entrance along the western side of Paradise Point Road.
- Connection for the current and proposed sections to Fulton County Sewer District #5.
- Relocation of trash location from Paradise Point Road to NY-30
- Water Tank for fire fighting needs outside the RV Park that will be used for general needs within the area.
- New well on the site (reviewed and approved by NYS Department of Health).
- New bathhouse and onsite laundry facility.
- Screening Plan along Paradise Point Road for the new section which includes a vegetative buffer (4' chainlink fence and a mix of planting along the road).
- Screening Plan for the existing site which includes a combination of 6' and vegetative screening and a wire mesh behind the vegetative screening towards the RV sites.
- No changes along the shoreline of the Great Sacandaga Lake.
- Light outside of the NYSDOT rightaway on the property.
- Last outstanding item from the Adirondack Park Agency (APA) is approval from NYS Parks and Recreation regarding archeological resources. A Phase II report came back with no findings.
- The Dennie Family Burial Ground will not be disturbed and will be preserved
- NYSDOH – working on approval for the well location. Agency will be reviewing any bathhouse permits
- NYSDEC – regarding access to the sewer hook up along NYS-30
- NYSDOT - Satisfied their comments and working on a highway work permit which will be utilized for the entrance of NYS-30.
- USACE - wetland crossing that the agency will be working with the Adirondack Park Agency. Since there will be no changes to the shoreline, they will not be needed.

DISCUSSION:

Chairman Kessler asked the size of the water tank.

Mr. Mitchell stated between 10,000-15,000 gallons. He stated that per the fire departments request water from the site will always have this tank filled. Mr. Mitchell stated that only the fire department will have access to this and will be stored underground so there is not an issue of freezing.

Mr. Mitchell stated that an analysis of neighboring wells will be occurring as a result of the drilling of the new well on-site.

Mr. Rauch inquired if notification will be sent to the neighboring property owners as well as what the 1500' buffer would entail. He asked that those on the perimeter be brought in.

Mr. Mitchell stated that NYSDOH will need a report from a Hydrogeologist for approval.

The Planning Board, the applicant, and 3RD party review Lamont Engineering discussed the process with the hydrogeologist.

Ms. VanPatten asked that testing be done during the summer months of July and August.

Vice Chairman Howland reminded Planning Board members he is familiar with the process and has done this before.

Mr. Moore inquired, if a resident of the new section is able to obtain a boat slip, will they be granted access between the two or will they have to use Paradise Point Road.

Mr. Mitchell stated that coordination between the boat owner and management would need to occur to go into the current section.

Ms. DeVoe indicated there is currently and will not be day launching involved. She mentioned boats stay in for the entire season.

F. Public Hearing:

Mr. Enfield inquired on the time the Planning Board would like to give to each speaker. He stated that the standard is 3 – 5 minutes a speaker.

Chairman Kessler stated 3 minutes.

Vice Chairman mentioned 5 minutes

Mr. Enfield suggested meeting halfway and allowing 4 minutes.

The Planning Board agreed on a 4-minute time frame.

The Public Hearing was reconvened at 6:38 pm.

Speakers:

1. ***David Jankowski – 148 Ward Road***

Mr. Jankowski stated that he is an Alternate with the Town of Mayfield Planning Board, but was sitting in the meeting today as a resident so he could speak during the Public Hearing.

Mr. Jankowski stated that he lived nearby, away from the project, and owns four (4) businesses within the county. He also indicated that he is not anti-business.

Mr. Jankowski stated his comments were solely focused on fairness. He noted that the previous RV project of Lane and Kalei Winney has issues related to fencing height. He also mentioned that the same rules should be applied to this project as those of Winney's RV Park.

Mr. Jankowski stated that residents should FOIL project information and minutes related to Sunset Bay RV Park.

Mr. Jankowski discussed an issue of a letter of determination made by Town Attorney Brett Preston related to the fencing of the Winney project, associated with a continuous fence.

Mr. Jankowski stated that the fence for the Sunset Bay RV Park project is not continuous, and the project should be removed from the agenda for not following precedent and fairness. He mentioned that the height of the fence is 4' in certain spots, and should be 6'.

Mr. Jankowski stated he has a real estate attorney on retainer, who concurred with Town Attorney Brett Preston that minutes supersede the Site Plan.

Mr. Jankowski indicated that the entrance on NYS-30 was the only allowable entrance for the Winney project, and the same consideration should be given to Sunset Bay.

Mr. Jankowski mentioned that at a Planning Board meeting in 2011, it was indicated that campfires were banned from Sunset Bay RV Park. He mentioned that the minutes need to be enforced and would eliminate the campfire smoke issue.

POST MEETING NOTE: Upon further review by the Code Enforcement Officer, the following meeting in 2011 indicated that the applicant misspoke and that campfires are allowed at Sunset Bay RV Park.

2. Carol Jablonski – 276 Berrie Road

Ms. Jablonski indicated that she had concerns with a burial ground serving as a pickleball court. She mentioned that an attachment that she previously sent was the protocol from the NYS Historic Preservation Office (SHPO). Subsequently, she indicated that updates to the state protocol indicated that descendants of the dead need to be consulted in addition to the property owner. Ms. Jablonski stated that she knows a descendant who had questions.

Ms. Jablonski inquired what Indigenous / Native American remains are present on the property. She indicated that the Mohawk Nation would need to be coordinated with.

Ms. Jablonski expressed concern that the smoke and constant noise would be intrusive to the residents. She stated that air quality is a concern.

Ms. Jablonski stated that this project will increase sales and revenue for the Town and county. She mentioned while visiting Route 30 Wine and Liquor (Montgomery County), that there was a flyer for split firewood specifically targeting Sunset Bay RV Park to deliver wood. She indicated this is a loss of sales tax for the county.

Mr. Enfield asked that Ms. Jablonski have the Dannie descendant submit their concerns to Mr. Barbosa and him.

3. Wes Ostrander – 106 Paradise Point Road

Mr. Ostrander stated that previous meetings indicated the lower gate on Paradise Point Road would be used for emergencies only. He noted that this season, residents of the RV Park have been using this to leave. Mr. Ostrander mentioned that the entrance has turned into a goddam highway.

Mr. Ostrander mentioned that a new RV Site has been placed near that gate, citing that the applicant is adding more sites internally.

POST MEETING NOTE: The site is an approved site, but has not been utilized for several years. Sunset Bay General Manager Lori DeVoe moved her RV to this location for the 2025 season to assess the campfire smoke that has been brought up at several meetings.

Mr. Ostrander expressed concern about the smoke, stating that his home has the windows closed from Thursday to Sunday. He stated that he keeps his air conditioner running the entire weekend because he cannot handle the smoke.

Mr. Ostrander asked, "Who the hell came up with these plans?" and mentioned that he has an 88-year-old family member living with him. He stated that leaves from the park flow into the ditch and flood the properties.

Mr. Ostrander mentioned that he has concerns with the well on his property and also cited potential concerns with the wastewater.

Mr. Ostrander blamed the Town for refusing to upkeep Paradise Point Road. He indicated that he cannot drive vehicles side by side.

Mr. Ostrander stated there are idiots on boats in the marina who go in and out of Sunset Bay, citing that his docks move when speed boats go by.

Mr. Ostrander stated that the temporary fence on the site is still an eyesore and indicated that a hut is being constructed that has a refrigerator.

Mr. Ostrander stated he is going to the APA to complain about all the smoke.

Mr. Enfield asked for clarification on whether he meant the term marina.

Mr. Ostrander stated that it was the existing area of boats in Sunset Bay.

4. Daniel Thomas – 110 Paradise Point Road Extension

Mr. Thomas stated that he has been in communication with Mr. Barbosa (Code Enforcement Officer). He mentioned that he prepared a letter before he had a chance to review the plans.

Mr. Thomas expressed concern that the project was not following the approvals by the Town. He cited the internal road between the current section and the proposed section.

Mr. Thomas cited the trailer near the lower gate on Paradise Point Road that has been absent for at least two years.

Mr. Thomas expressed concerns about overcrowding at the beach and wondered what the NYS Department of Health might be doing about it.

Mr. Thomas stated that there was someone parked along Paradise Point Road doing work on his trailer before the season started. He stated that he has heard individuals

are parking in neighbors' driveways, and wondered who the enforcement agency would be (Sunset Bay Management, Town Code Enforcement, or Fulton County Sheriff).

Mr. Thomas inquired about the population density.

Mr. Thomas asked that the fencing for abutting residences be changed from 4' to 6' to be consistent with other projects that have been approved within the Town.

Mr. Thomas stated that the Great Sacandaga Lake was not shown on the Site Plan.

Mr. Thomas asked where the stormwater management overflow area is and if it will be draining into the Great Sacandaga Lake.

Mr. Thomas asked if the project would be connecting to the sewer.

Mr. Thomas stated that the water test should be done during the summer to obtain factual data.

<Attached Letter from Daniel Thomas>

Daniel Thomas
110 Paradise Point Road Extension
Mayfield, NY 12117
June 17, 2025

Town of Mayfield Planning Board
28 North School Street
Mayfield, NY 12117

Special Use Permit – Sunset Bay Vacation Resort Extension

Dear Planning Board Members,

In addition to the letter dated December 10, 2024 the following are additional reasons we object to the Sunset Bay RV Park Extension:

1. If approved we are concerned that the facility may not adhere to what is shown on the reviewed documents, for example there is an additional RV site that was recently set up adjacent to the second entrance with entry to the site from Paradise Point Road. That site appeared to be a parking lot last year with entry from within the campground. It's not shown on plan drawing 6 of 15. Is this something requiring approval from the town or Adirondack Park Agency and has it been approved? How would anyone know if additional sites are being added inside the facility?
2. Would campers at the new RV sites be allowed to use the beach for swimming? It seems like the beach would be too small and become overcrowded causing a health issue.
3. Some of the campers have been parking in a neighbor's driveway without permission. How is parking along Paradise Point Road going to be enforced? By the campground management, by the town, or by State Police?

Comments regarding the drawings for the project:

1. On the cover sheet under site statistics - what is the maximum capacity of people allowed for the proposed extension?
2. Detail 3 on drawing 12 note reads: "Provide 6' height fence where abutting residential properties along Woods Hollow Road" should this be Paradise Point Road?
3. Is it possible to show on the Overall Site Plan Drawing 2 of 15 the location of the Hudson River Black River Regulating District high water line similar to the way wetlands are shown so the close proximity of Great Sacandaga Lake to the proposed development is clearly understood by those reviewing the plans? I realize it's shown on the cover sheet, but that is not the same level of detail as the Overall Site Plan.
4. If the stormwater management areas become full would the excess water from the two northernmost areas flow into the Great Sacandaga Lake?
5. The plans do not indicate sewers for the existing facility. The odors coming from the existing treatment plant make their way to our neighborhood. Is there a plan to connect the existing RV sites to the new sewer system going to State Route 30?

Sincerely,

Daniel Thomas

5. ***Glen Henry – 220 Paradise Point Road***

Mr. Henry stated that he has lived on the road for 66 years and previously lived at 128 Paradise Point Lane.

Mr. Henry stated that he has had issues with the owner of the property and will only take action on issues in the RV Park when he has to.

Mr. Henry stated that between 15 – 20 years ago, General Manager Rick O'Dell, came to a Town meeting and stated that the RV Park would be putting in a fence around the site, which never came to fruition.

Mr. Henry asked about the enforcement of the project. He stated that the type of plants proposed along the stone wall will not work given the shade and other existing conditions.

Mr. Henry inquired about construction vehicles utilizing Paradise Point Road. He cited that the town road will be used for the solar project.

Mr. Henry inquired who would be policing both projects.

Mr. Henry concurred with previous statements regarding smoke, stating that he sells softwood to the residents.

6. ***Lisa Thomas – 110 Paradise Point Road Extension***

Mr. Thomas mentioned that smoke is a big concern, stating that on October 15, a party is thrown to celebrate the closing of the RV Park for the season.

Ms. Thomas stated that, as a result of the project, it is more than doubling, and she is concerned that she and her neighbors will not be able to breathe. She mentioned that unless everybody has their own pulmonologist, no one will be able to live.

Ms. Thomas stated that the 1500' testing area for the wells should include all of the lower portion of Paradise Point Road.

Chairman Kessler asked that Ms. Thomas consider having her well-being part of the monitoring system.

7. ***Alexis Ostrander – 106 Paradise Point Road***

Ms. Ostrander stated that she had previously lived in Sunset Bay RV Park for a few years and mentioned that there were concerns about the water going dry. She expressed concern that community bathrooms would be locked and residents would have to obtain lake water to flush toilets.

Ms. Ostrander asked that the testing area include 1500 feet from the current and proposed well.

Ms. Ostrander asked for clarification about the RV Park's expansion, specifically whether it would fit more boats and jet skis. She mentioned that the nearest marina is on Paradise Point Road and raised concerns about the extra traffic.

Ms. Ostrander stated that "these people" don't care how fast they drive down Paradise Point Road.

Ms. Ostrander asked where the owner is finding 400 people.

8. ***Tammy Lev – 422 Paradise Point Road***

Ms. Lev asked who she could talk to if no one could answer questions at a Public Hearing.

Chairman Kessler stated that Mr. Enfield and Mr. Barabosa can answer questions.

Mr. Moore gave a verbal description of who they were in the room.

Mr. Barbosa and Mr. Enfield both stated they would stay after and answer questions after the Public Hearing.

Town Board member Ralph DeSiderio indicated that the reason Paradise Point Road is not being paved is because of the Office of Renewable Energy Siting's solar array known as Foothills Solar on the property of Jon Close, due to all the construction traffic that will occur as a result. Mr. DeSiderio mentioned that the Town asked for the NYS to use an alternative entrance, but this was later denied.

Mr. DeSiderio stated there is money from the developer to pave the road after construction. He mentioned an ask will be put forward to see if they could put additional money forward during construction.

Chairman Kessler stated that he felt comfortable pausing the Public Hearing again.

Planning Board members agreed to pause.

The Public Hearing was paused at 7:09 pm

F. Planning Board Action:

MOTION: Table further review of Sunset Bay RV Park Special Use Permit along NYS-30 and Paradise Point Road.

MADE BY: Grant Rauch

SECONDED: John Kessler

VOTE: Unanimous in favor

Mr. Enfield stated that if residents wish to view the project, they can visit the Code Enforcement Office or the Fulton County Planning Department. Subsequently, he also

mentioned that FOIL minutes are not necessary as they are on the Town of Mayfield website.

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 7:34 pm

MADE BY: John Kessler

SECONDED: Grant Rauch

VOTE: Unanimous in favor