

TOWN OF MAYFIELD

PLANNING BOARD

WEDNESDAY, AUGUST 20, 2025
6:00 P.M.

MEETING MINUTES

PRESENT:

- ✓ JOHN KESSLER
- ✓ AARON HOWLAND
- ✓ RICHARD MILES
- ✓ JERRY MOORE
- ✓ GRANT RAUCH
- ✓ DAVID JANKOWSKI, ALTERNATE
- ✓ BONNIE VANPATTEN, ALTERNATE

- ✓ BRANDON LEHR, SUPERVISOR
- ✓ BRETT PRESTON, TOWN ATTORNEY
- ✓ NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
- AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

OTHERS PRESENT:

ENGINEER TRAVIS MITCHEL, LORI DeVOE, MICHAEL ?????, JIM & TERESA COREY, PETE & CATHY STEARNS, DAVID CROUSE, CAROL JABLONSKI, CHRISTY GIFFORD, TIM, HYER, CONNIE COLENNY, TONYA & SCOTT MURRY, RAY & CHER GARBOS, MARK DEYLE AND, DANIEL THOMAS

AGENDA ITEM(S):

- Sunset Bay RV Park – Public Hearing – 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)

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 PM

Chairman Kessler reminded all Planning Board members of their responsibility as members of the Town Board.

Chairman Kessler introduced the the Town Attorney.

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the previous meeting meeting.

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

III. SUNSET BAY RV PARK – 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 sites, a water treatment plant, a wastewater treatment plant, a marina 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. As a result of wetlands identified by the APA, the scope of the RV sites has decreased in size. 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 of RV sites within the RV Park.

The project is within the Adirondack Park and classified under the Moderate Intensity Use of the Adirondack Park Agency. The Planning Board classified the project as a Type II Action under SEQRA, as there is a special provision for Class A and Class B Actions within the APA. This project is a Class A project.

One of the parcels is currently enrolled into Fulton County Agricultural District #1. In the spring of 2025, the owner requested to be removed.

B. July 2025 Planning Board Meeting:

During the July 2025 meeting, the Planning Board discussed comments made during the June 2025 Public Hearing. At that time, the Planning Board had in-depth conversations about the comments made with the applicant, specifically about: fence height, campfire smoke, SHPO, emergency gates, upkeep of Paradise Point Road, well testing with the hydrogeologist and neighboring property owners, construction vehicles, waste water concerns / Fulton County Sewer extension, Town of Mayfield Special Use Permit guidelines, waterfront issues, and site policing. The Planning Board reached an agreement with some not be applicable or conditions that can be added to the Site Plan.

DISCUSSION:

Mr. Mitchell, gave an overview of the project touching upon the following items.

- Fencing for old and new sections of the project
- Smoke from previous meetings.
- SHPO, which issued a letter of no-effect.
- Water supply testing (1) 1500 feet to determine reasonable rate, (2) letters sent to Paradise Point Ln (Certified letters).

Chairman Kessler inquired if any of the residents responded.

Mr. Mitchell stated not yet.

One member of the public took advantage of the moment to drop his form back to Engineer Travis advising of his signed approval for well monitoring at 112 Paradise Point Ln

Mr. Mitchell gave an overview of the build-out phases.

C. Public Hearing:

The Public Hearing was reconvened at 6:06 pm

Speakers:

Peter Stearns, 120 Pedrick Road.

Mr. Stearns requested clarification on project's intention to comply to Town of Mayfield Zoning Law 505-7 (Two points of access).

Mr. Stearns made a recommendation for the Planning Board to wait for all the other permits for the project to be issued by all the appropriate authorities having jurisdiction in order to complete the approval of this project.

Carol Jablonski, 276 Berry Road

Ms. Jablonski remarked on friend at Dennie Loop getting letter from the applicant/Town for the public hearing for the first time, having not received a letter like the rest of the propertie owner's in the area previously

Ms. Jablonski mentioned the liquor business she mentioned on the previous meeting and advised the minutes were showing she addressed a matter related to firewood and would like the record to be corrected

Mr. Moore advised Ms. Jablonski that Code Officer Norman Barbosa could answer mailing question concerns her friend at Dennie Loop

Mrs. Connie Coloney, 168 Dennie Loop

Ms. Coloney expressed her dislike for the project, due to the increase in traffic.

Ms. Coloney also believes her well is fed by the same spring/aquifer across NY-30 and it's already having issues as-is.

Mr. Ray Garbos, 110 Paradise Point Rd

Mr. Garbos stated that he he received the water test notice and not other notices. He pointed out that from his engineering perspective: timing of the water test is political and useless. He also remarked about water aquifer issues being common in the New England area

Mr. Garbos commented on the entrance proposed for phase 3

Chairman Kessler then interveined and remarked it is an already existing entrance

Mr. Garbos stated that Paradise Point cant take any more traffic

Christie Gifford, 2492 NY-30

Ms. Gifford stated that the scale of the project is too big; area cannot handle stress on Town, emergency services. She agreed with Mr. Ray and his comment on existing water issues. Requested understanding and adjustments. Road is already a mess and only getting worse.

Mr. Wes Ostrander, 106 Paradise Point Rd

Mr. Ostrander echoed Ms. Christie, stating that the scale is out of proportion. He mentioned the high density of the project (squeezed in like sardines)

Mr. Ostrander stated “The minute this is approved, that place will be sold.”

Mr. Ostrander also indicated his opinion of the possibility of politics involved in the process

Mr. Ostrander requested that water testing to be done now (season-wide).

Mr. Ray Garbos, 110 Paradise Point Rd

Mr. Garbos asked that the project be approved in phases.

Mr. Garbos requested that he view hard copies of the plan.

POST MEETING NOTE: In an appointment with the Town CEO, Mr. Garbos reviewed the plans.

Mr. Miles inquired on the water testing.

Mr. Mitchell replied the testing procedure is standard and verified by the independent Town hired engineer with continuous communication as it goes through the DOH

Tanya Moore, 267 Paradise Point

Ms. Moore expressed concern about different fence (along 2B phase)

Ms. Moore stated that campers are already living on the above-mentioned expansion area

Ms. Moore stated her concerned about wells in the area

Ms. Moore expressed concern about kids not able to play/enjoy the area due to road conditions.

Carol Jablonski, 276 Berry Rd

Ms. Jablonski mentioned Fulton County Senior Planner Aaron Enfield’s previous explanation of smoke (couldn’t think of the word) explanation during the previous meeting. She pointed out that that this summer wasn’t conducive for smoke testing. She also advised that as a teacher, she would not be giving a test if only 5 kids are in class, rather, she would wait for a full group to apply a test, which, by that logic, the water testing should only be conducted if enough of a baseline is attainable and would produce trustworthy data.

Chairman Kessler double checked to see if anyone had anymore comments. With no one having anything else to add, Chairman Kessler closed the Public Hearing.

The Public Hearing was closed at 6:29 pm

D. Planning Board Action:

MOTION: To close the Public Hearing on the Special Use Permit for an RV Park Expansion along NYS-30 and Paradise Point Road.

MADE BY: Rich Miles
SECONDED: Grant Rauch
VOTE: Unanimous

IV. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:35 pm

MADE BY: Jerry Moore

SECONDED: Rich Miles

VOTE: Unanimous