

**TOWN OF MAYFIELD PLANNING BOARD  
JUNE 20, 2018  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**AARON HOWLAND, VICE CHAIRMAN  
JERRY MOORE  
ADAM LANPHERE  
RICHARD MILES  
FREDERICK CASTIGLIONE, ALTERNATE  
ADRIEN ZAMBELLA, ALTERNATE**

**MICHAEL STEWART, CODE ENFORCEMENT OFFICER  
SEAN GERAGHTY, SENIOR PLANNER**

**OTHERS PRESENT:**

**DAVE BOGARDUS  
CHARLES HENRY**

**I. CALL MEETING TO ORDER:**

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

(NOTE: Planning Board Alternate Adrien Zambella participated in the meeting in the absence of John Kessler, Chairman.)

**II. APPROVE MINUTES OF LAST REGULAR MEETING:**

MOTION:	To approve the minutes to the May 31, 2018 meeting.
MADE BY:	Richard Miles
SECONDED:	Adam Lanphere
VOTE:	5 in favor, 0 opposed

### **III. MARIANNE EDWARDS – CONTINUATION OF PUBLIC HEARING ON A SITE PLAN FOR STORAGE BARN ALONG NYS ROUTE 30:**

#### **A. Background:**

Marianne Edwards owns an antique shop at 3674 State Highway 30 in the Town of Mayfield (Tax Map Parcel No. 152.-3-38). Ms. Edwards' property is approximately 1+/- acres in size. Ms. Edwards' operates an antique store on the property. She would like to construct a 40' x 60' storage building on the back side of the property for her business.

#### **B. May 16, 2018 Meeting:**

During its May 16, 2018 meeting, the Town of Mayfield Planning Board reopened the public hearing on Marianne Edwards' Site Plan application to construct a storage barn for her antique business along NYS Route 30. Once again, at that time, there was no one to speak regarding her Site Plan application and Ms. Edwards had failed to submit a revised Site Plan drawing with the information that was requested by the Planning Board in a letter dated March 23, 2018. Consequently, the Planning Board decided to leave the public hearing open for one additional month until its June 20, 2018 meeting.

STATUS: Ms. Edwards has still failed to submit a revised Site Plan application for the Planning Board to review.

DISCUSSION: Mr. Geraghty suggested that the Planning Board reconvene the public hearing and then close the hearing and issue a final decision based on the information that has been provided.

#### **C. State Environmental Quality Review:**

In accordance with Section 617.5 of 6NYCRR, the applicant's proposal to construct a storage barn for her antique business is essentially the construction or expansion of a primary or an accessory pertinent non-residential structure or facility involving less than 4,000 sq. ft. of gross floor area and should be classified as a Type II Action under SEQR.

#### **D. Public Hearing:**

1. The public hearing was reconvened at 6:02 P.M.

2. Speakers:

There was no one to speak regarding Marianne Edward's Site Plan application.

3. The public hearing was closed at 6:03 P.M

E. 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 Marianne Edwards' Site Plan application at this time?

DISCUSSION: There was a general consensus among Planning Board members that given the fact that the applicant has not provided the information that has been requested on several occasions, the application should simply be denied.

MOTION: To deny Marianne Edwards' Site Plan application for a storage barn along NYS Route 30 based on the failure of the applicant to provide requested information concerning the project.

MADE BY: Jerry Moore  
SECONDED: Adrien Zambella  
VOTE: 5 in favor, 0 opposed

**IV. JOHN ROBERT CHRZAN, JR. AND KIMBERLY CHRZAN – PUBLIC HEARING ON A SUBDIVISION ALONG COUNTY HIGHWAY 123:**

A. Background:

John and Kimberly Chrzan own a piece of property along the east side of County Highway 123 in the Town of Mayfield (Tax Parcel No. 58.-1-21.2). The applicant's property is approximately 12.842+/- acres in size. There are currently two (2) residences and several accessory buildings on the property. The applicants would like to subdivide the property into two (2) building lots in order to give each residence its own parcel. Lot #1 will be approximately 9.437+/- acres in size, while Lot #2 is approximately 3.405+/- acres in size. The applicants have already received an Area Variance from the Town of Mayfield Zoning Board of Appeals for the reduced lot width on Lot #2 of the subdivision.

B. May 16, 2018 Meeting:

During its May 16, 2018 meeting, the Town of Mayfield Planning Board began reviewing the Chrzan's subdivision application for a piece of property along County Highway 123. At that time, the Planning Board asked that the following information be provided on a final subdivision plat prior to the public hearing:

1. The location of utilities serving both building lots should be identified on the final plat.

STATUS: Provided.

2. A notation should be made on the final plat pointing out that the water source for Lot #2 in the subdivision is actually located on the lands of Peter J. Veltrie, Jr. and Lauren Pescatore (Tax Map Parcel No. 159.-1-18).

STATUS: Provided.

3. The Town's Agricultural Disclosure Notice must be included on the final plat.

STATUS: Provided.

DISCUSSION: The Planning Board felt that all of the requested information had been provided on the revised subdivision plat.

C. State Environmental Quality Review:

During its May 16, 2018 meeting, the Planning Board authorized the filing of a negative declaration under SEQR for the Chrzan's subdivision application. Consequently, unless new additional information has been provided, no further SEQR action is necessary.

D. Public Hearing:

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

2. Speakers:

Dave Bogardus explained to Board members that the Adirondack Park Agency (APA) has issued a permit for the project.

Mr. Geraghty explained that it was his understanding that the approval from the APA was a conditional approval. He asked if there were any final changes that will need to be made to the final subdivision plat?

Mr. Bogardus pointed out that, after the APA notice was published, the permit was issued without any conditions.

3. The public hearing was closed at 6:06 P.M.

E. Planning Board Action:

In accordance with Section 1008(C) of the Town of Mayfield Zoning Law, the Planning Board shall issue its final decision within sixty-two (62) days from the date the public hearing is closed. Consequently, does the Planning Board wish to issue its final decision on the Chrzan's subdivision application at this time?

DISCUSSION: Planning Board Member Jerry Moore pointed out that, given the current configuration of homes on the property, he felt the proposed subdivision of the property shown on the final plat would be the best solution to resolve a difficult situation.

Planning Board members agreed.

MOTION: To approve the Chrzan's subdivision application for a piece of property along County Highway 123.

MADE BY: Adam Lanphere

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed

V. **CHARLES HENRY – PUBLIC HEARING ON SUBDIVISION ALONG BUTTER STREET:**

A. Background:

Charles Henry owns a piece of property along Butter Street in the Town of Mayfield (Tax Map Parcel No. 88.12-1-11.1). The property is approximately 2.2 acres in size. There are two (2) residences on the parcel. The applicant would like to subdivide the property into separate parcels for each home. Lot #1 will be 1.19+/- acres in size, and Lot #2 will be 1.01+/- acres in size.

B. May 31, 2018 Meeting:

During its May 31, 2018 meeting, the Town of Mayfield Planning Board began reviewing Charles Henry's subdivision application for a piece of property along Butter Street. At that time, the Planning Board determined that no additional information would need to be provided on a final subdivision plat prior to the public hearing.

C. State Environmental Quality Review:

During its May 31, 2018 meeting, the Town of Mayfield Planning Board authorized the filing of a negative declaration under SEQR for this proposed action. Consequently, unless new additional information has been provided, no further SEQR action is necessary.

D. Public Hearing:

1. The public hearing was opened at 6:08 P.M.

2. Speakers:

There was no one to speak regarding Charles Henry's subdivision application.

3. The public hearing was closed at 6:09 P.M

E. Planning Board Action:

In accordance with Section 1008(C) of the Town of Mayfield Zoning Law, the Planning Board shall issue its final decision within sixty-two (62) days from the date the public hearing is closed. Consequently, does the Planning Board wish to issue its final decision on Charles Henry's subdivision application at this time?

MOTION: To approve Charles Henry's subdivision application for a piece of property along Butter Street.

MADE BY: Jerry Moore

SECONDED: Adam Lanphere

VOTE: 5 in favor, 0 opposed

**VI. OTHER BUSINESS:**

A. Code Enforcement Update:

Town Code Enforcement Officer Mike Stewart pointed out that Frank's Gun Shop recently purchased the former Brick Oven property on NYS Route 30. He speculated that the intent may be to move the business to the new location.

**VII. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:10 p.m.

MADE BY: Adam Lanphere

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed