

**TOWN OF MAYFIELD PLANNING BOARD
SEPTEMBER 18, 2019
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**JOHN KESSLER, CHAIRMAN
AARON HOWLAND, VICE CHAIRMAN
JERRY MOORE
ADAM LANPHERE**

**SEAN M. GERAGHTY, SENIOR PLANNER
DAMON CURLEY, CODE ENFORCEMENT OFFICER**

OTHERS PRESENT:

**PAUL JOHNSON
JAKE GORDON, C.T. MALE ASSOCIATES**

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 August 14, 2019 meeting.

MADE BY: Jerry Moore

SECONDED: Adam Lanphere

VOTE: 4 in favor, 0 opposed

III. PAUL JOHNSON – PUBLIC HEARING ON SITE PLAN FOR SELF-STORAGE UNITS ALONG RICEVILLE ROAD:

A. Background:

Paul Johnson owns a piece of property along Riceville Road in the Town of Mayfield (Tax Map Parcel No. 119.8-1-15). There is currently a commercial building on Mr. Johnson's property which is approximately 25,833 sq. ft. in

size. Mr. Johnson will be obtaining additional property from two (2) adjacent tax parcels that will be dissolved by property owners Richard and Barbara Gifford (Tax Map Parcel Nos. 119.8-1-6 and 119.8-1-7). A portion of those dissolved parcels will remain with the Giffords, while the remaining acreage will be deeded over to Mr. Johnson leaving him with a 34,872 sq. ft. parcel. Mr. Johnson would like to install four (4) self-storage units on the property with the following dimensions:

- 20' x 100'
- 10' x 100'
- 40' x 65'
- 40' x 55'

B. August 14, 2019 Meeting:

During its August 14, 2019 meeting, the Town of Mayfield Planning Board continued its review of Paul Johnson's Site Plan application for commercial storage units on Riceville Road. At that time, the Planning Board asked that the following information be provided on the final Site Plan submittal prior to the public hearing:

1. A grading and drainage plan for the site needs to be provided.

STATUS: C.T. Male Associates has provided a stormwater narrative for the project site. C.T. Male notes that a SPDES Permit will not be required for the project since less than 1 acre of land will be disturbed. Based on soil conditions, C.T. Male was able to design an onsite infiltration system that will handle all stormwater runoff from the project. C.T. Male's calculations show that the infiltration system will actually reduce the amount of runoff leaving the site during the 1, 10 and 100 year storm events.

DISCUSSION: Planning Board Member Aaron Howland noted that the stone diaphragm doesn't filter out suspended solids and will need to be cleaned out periodically. Mr. Howland then posed a question regarding the well that is shown on the drawing.

Mr. Johnson indicated that the well is a drilled well that is no longer in service.

2. The color of the proposed storage buildings should be changed to tan buildings with green roofs.

STATUS: ?

DISCUSSION: Mr. Johnson confirmed that he has already ordered his four (4) storage unit buildings and that the color scheme will be tan buildings with green roofs.

C. County Planning Board Referral:

In accordance with NYS General Municipal Law Section 239-m, Mr. Johnson's Site Plan application was forwarded to the Fulton County Planning Board for review. During its September 17, 2019 meeting, the Fulton County Planning Board reviewed Mr. Johnson's Site Plan application and recognized no regional implications that could occur from the proposed action and offered no recommendation to the Town of Mayfield Planning Board regarding this Site Plan application.

(NOTE: During its brief discussion of Mr. Johnson's application, County Planning Board members felt that the installation of Red Maple trees along the NYS Route 30A right-of-way would significantly enhance the appearance of the project.)

DISCUSSION: Mr. Geraghty reminded Board members that Mr. Johnson's previous Site Plan submittal showed nine (9) Norway Spruce trees being planted along the NYS Route 30A corridor. Planning Board members liked the suggestion from the County Planning Board to plant Red Maples and felt that the Red Maples will actually have a nicer appearance.

Mr. Johnson agreed to plant Red Maple Trees along the Route 30A Corridor.

Mr. Geraghty indicated that he would let Mr. Johnson know what the ideal size and spacing is for planting Red Maples.

D. State Environmental Quality Review:

Section 617.1 of 6 NYCRR states that, the basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review and decision making processes of State, regional and local government agencies at the earliest possible time. To accomplish this goal, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant effect on the environment, and if it is determined that the actions may have a significant effect, prepare or request an environmental impact statement. Under these terms, the review of a subdivision application is subject to SEQR. Therefore, the following issues must be addressed:

1. Does the Planning Board feel that the Short Environmental Assessment Form, provided by the applicant, has been completed adequately?

DISCUSSION: Planning Board Chairman John Kessler had a question regarding Question #17 on the Short Environmental Assessment Form which was quickly resolved.

Mr. Howland then pointed out that there is a notation on the drainage map showing that topsoil will be placed over the existing septic field.

Jake Gordon, C.T. Male Associates, confirmed that the notation is an error that will be amended.

2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?

DISCUSSION: The Planning Board did not ask for any additional information.

3. Section 617.6 (b) of 6 NYCRR states that, when a single agency is involved, the agency will be the lead agency when it proposes to undertake, fund or approve a Type 1 or Unlisted Action that does not involve another agency. If the agency has received an application for funding or approval of the action, it must determine the significance of the action, within twenty (20) calendar days of its receipt of the application, an Environmental Assessment Form or any additional information reasonably necessary to make that determination, whichever is later. Therefore, does the Planning Board wish to issue a Determination of Significance under SEQR at this time?

MOTION: Authorizing the filing of a negative declaration under SEQR for this proposed action since:

1. The applicant does have enough space on the property to install four (4) commercial storage buildings and, at the same time, allow functional internal traffic circulation.
2. Public utilities are readily available to service the site.
3. Stormwater improvements on the site will eliminate any potential impacts to adjacent property owners.
4. Landscaping improvements along NYS Route 30A, as well as the architectural and color scheme for the proposed buildings, will enhance the appearance of the property.

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

E. Public Hearing:

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

Planning Board Member Jerry Moore asked the applicant to identify a timeframe for completing the project?

Mr. Johnson indicated that the commercial storage buildings will be delivered on November 1, 2019. He indicated that installation of the buildings will commence shortly thereafter.

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

F. Planning Board Action:

In accordance with Article IX, Section 906 of the Town of Mayfield Zoning Regulations, the Planning Board within sixty-two (62) days following the public hearing shall approve, approve with modifications or disapprove the application for Site Plan approval. Consequently, does the Planning Board wish to make its final decision on Paul Johnson's Site Plan application for self-storage units along Riceville Road at this time?

MOTION: To approve Paul Johnson's Site Plan application for a commercial storage business along Riceville Road.

MADE BY: Jerry Moore

SECONDED: John Kessler

VOTE: 4 in favor, 0 opposed

IV. OTHER BUSINESS:

A. Chairman's Update:

1. Solar Farm Moratorium:

Mr. Kessler explained that Town Supervisor Rick Argotsinger approached him concerning the Town's current Solar Farm moratorium. He stated that Mr. Argotsinger asked him to have the Planning Board offer some recommendations as to where Solar Farm projects should be allowed in the community. Mr. Kessler surmised that a new Zoning District may need to be created. He pointed out that the Town's current Zoning Law essentially allows Solar Farms in almost every Zoning District in the community.

There were then several minutes of discussion back and forth regarding how to approach this task.

Mr. Geraghty suggested that the County Planning Department reexamine the Town's Zoning Law, as it pertains to Solar Farms, and come back to the Board with some suggestions for areas where Solar Farm development in the community may make sense. Mr. Geraghty explained that, instead of creating a new Zoning District, the Town may want to simply eliminate Solar Farms from every district and then establish an overlay zone for Solar Farms that encompasses properties where this type of development makes sense for the community. Mr. Geraghty stated that, in his past discussions with Town Supervisor Rick Argotsinger, he has been given the impression that the Town Board would like to see Solar Farm developments along less-traveled roads and not along the main corridors. He pointed out that, from an aesthetic standpoint, this makes sense for the community. However, he noted that Solar Farm installations are more dependent on being able to tie into National Grid's infrastructure and that is one of the reasons why so many of them are along heavily-traveled corridors.

Planning Board members felt that the County Planning Department should be given an opportunity to bring some ideas back to the Board at next month's meeting.

2. Land Use Law Workshops:

Mr. Kessler explained that he has been speaking with Town officials about having Planning Board members sit down and discuss several potential updates that need to be made to the Town's Zoning Law.

3. Battery Storage Workshop:

Jerry Moore indicated that he recently attended a training session for regulating Solar Farm battery storage units. He indicated that the workshop was very informative. He suggested that Town Code Enforcement Officer Damon Curley review some of the materials that he received at the training session. He stated that the Town may want to consider looking at adding some language to its Zoning Law to address this issue in the future.

4. Short-Term Rental Law:

Mr. Kessler explained that there have been three (3) meetings regarding the Town's Short-Term Rental Law. He stated that he felt the meetings were very productive and he speculated that revisions to that Local Law will be drafted shortly.

B. Code Enforcement Update:

1. Great Sacandaga Brewing:

Mr. Curley stated that the Great Sacandaga Brewing Company Project is coming along nicely. He indicated that he has been monitoring the project fairly closely and is pleased with the work that the company has been able to complete.

2. Borrego Solar:

Mr. Curley explained that he was asked to provide documentation to NYSERDA confirming that Borrego Solar has completed its local review process.

Mr. Geraghty reminded Mr. Curley that there are several additional tasks that Borrego Solar must complete before they get any local permits for the project. He noted that PILOT Agreements with the County, Town and School District need to be finalized, along with the submittal of financial sureties for both the Decommissioning Plan and the Landscaping and Planting Schedule.

3. Sunset Bay:

Mr. Curley stated that he recently had an inquiry regarding a potential expansion of the Sunset Bay Campground. He indicated that he was led to believe that the proposal could involve several hundred additional campsites.

Mr. Geraghty asked if the Adirondack Park Agency (APA) has been contacted yet?

Mr. Curley indicated that he believed the individual has contacted the APA regarding the project.

Mr. Geraghty stated that, given the potential magnitude of the proposal, the individual may be better served by addressing APA issues first before coming to the Town Planning Board.

Board members noted that the Hudson River Black River Regulating District (HRBRRD) will also have to review the project.

4. Dave Huckans' Project:

Mr. Curley indicated that Dave Huckans is moving forward with his project and has been given a permit to construct the first 3-unit residential building.

Board members posed several questions concerning the installation of stormwater infrastructure and the completion of the septic field to service the project.

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:33 p.m.

MADE BY: Adam Lanphere

SECONDED: Jerry Moore

VOTE: 4 in favor, 0 opposed