

**TOWN OF MAYFIELD PLANNING BOARD  
OCTOBER 21, 2020  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**JOHN KESSLER, CHAIRMAN  
AARON HOWLAND, VICE CHAIRMAN  
JERRY MOORE  
RICHARD MILES  
FREDERICK CASTIGLIONE  
RALPH DESIDERIO, ALTERNATE**

**SEAN M. GERAGHTY, CONSULTANT  
DAMON CURLEY, CODE ENFORCEMENT OFFICER**

**OTHERS PRESENT:**

**JACK PUTMAN**

**I. CALL MEETING TO ORDER:**

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

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

DISCUSSION: Planning Board Chairman John Kessler indicated that he did not receive a copy of the minutes.

Town Code Enforcement Officer Damon Curley confirmed that he never received the minutes from the County Planning Department.

Mr. Geraghty stated that the approval of the minutes will have to wait until next month's meeting.

**III. ANTHONY DEAN AND ANN ANDERSON AND BRANDON LEHR -  
PROPERTY TRANSACTION ALONG LAKESIDE DRIVE:**

A. Background:

Brandon Lehr owns a piece of property along Lakeside Drive in the Town of Mayfield (Tax Map Parcel No. 104.14-4-3). The property is approximately .86 acres in size. Anthony Dean and Ann Anderson own the adjacent parcel along Lakeside Drive (Tax Map Parcel No. 104.14-4-2), which is approximately 7,000 sq. ft. in size. Mr. Lehr would like to deed a 35' x approximately 210' strip of land to Anthony Dean and Ann Anderson. No new lots will be created as part of this transaction.

PLANNING BOARD DISCUSSION: Planning Board Member Jerry Moore asked what the side lot setback is for the District?

Mr. Curley indicated that the side yard setback for the Lakefront District is 7'.

Planning Board Alternate Ralph Desiderio and Mr. Moore both questioned where the septic field is located on the Lehr property.

Mr. Geraghty stated that the bigger question is where the septic field is located on the smaller property, given the limited amount of space that is available?

Planning Board Chairman John Kessler stated that, as a result of the proposed property transaction, if a septic system failed on either of the properties, there would be enough room to reconstruct the septic field.

Mr. Curley pointed out that each of the lots may have a seepage pit instead of a field. He indicated that, under current Health Department Guidelines, a seepage pit can be replaced, but a new system cannot be installed. Mr. Curley pointed out that both of the properties are serviced by Village of Mayfield water.

Mr. Geraghty suggested that the endorsement of the lot line adjustment be contingent upon the property owners recognizing that an access agreement of some type may need to be included in the transaction allowing each property owner the ability to repair or replace an existing septic field in the event that it crosses the common boundary line.

MOTION: Recognizing that the property transaction between Brandon Lehr and Anthony Dean and Ann Anderson is not subject to the Town's Subdivision Regulations and to approve the transaction as a lot line adjustment with the contingency that the property owners recognize in the transaction document that septic field repair or

replacement should be allowed on both sides of the common boundary line.

MADE BY: John Kessler  
SECONDED: Frederick Castiglione  
VOTE: 5 in favor, 0 opposed

#### **IV. PROPOSAL TO AMEND SOLAR FARM PROVISIONS IN THE TOWN OF MAYFIELD ZONING LAW:**

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

In the fall of 2019, the Mayfield Town Board asked the Mayfield Planning Board to examine the Town Zoning Law provisions pertaining to Solar Farms. The Planning Board worked with the Fulton County Planning Department over the course of several months to formulate its recommendation concerning the Town's Solar Farm Regulations. (See attached proposal.)

PLANNING BOARD DISCUSSION: Mr. Geraghty explained that, since the Town of Mayfield Town Board requested that the Mayfield Planning Board send a formal recommendation to the Town Board regarding Solar Farm Regulations, he believed a formal vote of the Planning Board should take place. Mr. Geraghty stated that he recognized that the Planning Board's proposal has already been shared with Town Board members, but he felt that a formal motion of the Board to send the recommendation to the Town Board should be offered.

##### **PLANNING BOARD ACTION:**

MOTION: Recommending that the Planning Board's proposed Zoning Law amendments pertaining to Solar Farms be forwarded to the Town Board for its consideration.

MADE BY: John Kessler  
SECONDED: Fred Castiglione  
VOTE: 5 in favor, 0 opposed

#### **V. REVIEW OF TOWN COMPREHENSIVE PLAN:**

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

On February 19, 2020, the Mayfield Planning Board, Town Code Enforcement Officer Damon Curley and County Planning Consultant Sean Geraghty had a meeting to discuss a potential update to the Town of Mayfield Comprehensive Plan. The meeting resulted from a request by

Town Supervisor Rick Argotsinger to have the Planning Board take a look at the existing Comprehensive Plan, which was adopted in July of 2013 and recommend to the Town Board any changes that should be made at this time. As a result of the meeting, it was decided that the Planning Board would take a little time at each of its meetings to discuss possible changes to the document.

PLANNING BOARD DISCUSSION: Given the amount of time that Board members spent listening to a presentation from the Host Compliance Company prior to the meeting and the fact that a few of the Board members were attending the meeting remotely, it was decided that the continued review of the Comprehensive Plan should be put off until the Board's November meeting.

## **VI. OTHER BUSINESS:**

### **A. Code Enforcement Update:**

#### **1. Sunset Bay:**

Town Code Enforcement Officer Damon Curley indicated that Sunset Bay is looking to undertake a major expansion project. He indicated that the engineers working on the project are asking that the facility be classified as a Resort rather than an RV Park. He stated that he told Sunset Bay that they will continue to be classified as an RV Park under the Town's Zoning Law and can advertise their business anyway they want.

Planning Board Member Rich Miles asked how large an expansion is being looked at?

Mr. Curley indicated that Sunset Bay is looking at approximately a 50-acre expansion involving upwards of 690 sites.

Planning Board Alternate Ralph Desiderio speculated that Sunset Bay may want to have its classification changed to a Resort so that it can actually own a number of RV units and simply rent them out.

Mr. Curley pointed out that there are several jurisdictions including the NYS Department of Health and the Adirondack Park Agency that will need to review this project.

#### **2. Pour Jim's:**

Mr. Curley indicated that the former Pour Jim's property along NYS Route 30 is being looked at for a hotel project involving somewhere between 60 and 90 units.

3. Paradise Point Activity:

Mr. Desiderio asked about some activity taking place along Paradise Point?

Mr. Curley stated that a triplex is being constructed and the septic system for the units is being installed.

4. The Board then talked for a few minutes about some other activity on properties owned by Maloney and Castiglione.

5. Great Sacandaga Brewery:

Mr. Curley stated that the Great Sacandaga Brewery is doing a great deal of business. He stated that he has had a conversation with the owners about expanding their cooler space possibly underground.

**VII. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:22 p.m.

MADE BY: Jerry Moore

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed