

TOWN OF MAYFIELD

PLANNING BOARD

WEDNESDAY, MARCH 18, 2026
6:00 P.M.

MINUTES

PRESENT:	
X	JOHN KESSLER, CHAIR
X	AARON HOWLAND, VICE CHAIR
X	RICHARD MILES
X	JERRY MOORE
X	GRANT RAUCH
	BONNIE VANPATTEN, ALTERNATE
X	MIKE ANGUS, ALTERNATE
X	RALPH DESIDERIO, TOWN BOARD LIASON TO THE PLANNING BOARD
X	NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
	AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

OTHERS: Mark Deyle, Shawn Nevels

AGENDA ITEMS:

- Nevels Luxe Enterprises, LLC – Public Hearing – Site Plan for a Storage Accessory Structure at 3778 State Highway 30 (152.-5-20)

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 PM

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

DISCUSSION: Notes reviewed and no changes suggested.

MOTION: To approve the minutes of the previous meeting.

MADE BY: Grant Rauch

SECONDED: Rich Miles

VOTE: Unanimous

III. NEVELS LUXE ENTERPRISES, LLC – PUBLIC HEARING SITE PLAN FOR A PRIVATE STORAGE STRUCTURE AT 3778 NY-30:

A. Background:

Shawn Nevels owns 3778 NY-30 (152.-5-20), approximately 3.50 ± acres. The applicant plans to build a 14' x 40' storage structure on the property, totaling around 560 sq. ft. The site was formerly a motel and has been converted into apartments. The applicant intends to use the structure for private purposes. The project is located within the Resources Hub according to the

Town's Zoning Ordinance and is classified as a Private Storage Structure, which is an allowed use. A Private Storage Structure is a single-story building or buildings with a total floor area of less than 5000 square feet, not associated with any business, and used for indoor storage of items owned by the property owner.

DISCUSSION:

Board reviewed proposed plan and begun to ask the applicant questions.

Mr. Howland and applicant discussed previous septic on site and its location. Mr. Nevels advised he brought more fill and repaired the system that is currently present. Mr. Howland advised he bid on work for the site while under a previous owner and was familiar with the location of the septic, stating that there might be a discrepancy with the current proposal. Mr. Howland and applicant diverged on the history for the septic and its location.

Mr. Nevels and members of the board then went over the map, septic and proposed shed location more carefully to clarify the matter of site location for all points involved.

Planning Board members stressed the goal is to maintain the septic/leach field's integrity for future development and to not cause inconvenience for the residents, if in the future the applicant is moving machinery, as he stated he would, when more infrastructure is developed on the site.

Mr. Nevels advised the shed will be moveable as to allow for flexibility in the future, when development does come. The work area for the site does have two entrances, allowing for plenty of space in order to avoid driving over the septic.

Mr. Nevels expressed his frustration with the process, given the time since the application had started and the level of scrutiny for an accessory building.

The Planning Board advised the applicant the process is due to zoning and the goal is both consistency with other applicants in the area.

Mr. Nevels mentioned having this conversation with CEO Norman Barbosa/

Mr. Barbosa stated that Mr. Nevels concern was passed along to the Planning Board and the Town. If he would like to enact change, he is more than welcome to propose a procedure change at local level, but for the time being, in order to gain the permit, he would have to go through the planning board as is.

Mr. Howland mentioned the presumed age of the system and advised the applicant it would be coming up on the end of its life soonish rather than later.

Mr. Angus asked about the swimming pool proximity to the proposed shed and septic

Mr. Nevels indicated the swimming pool is no longer there. He also let the board know he is hoping to tie into the upcoming proposed sewer as soon as possible.

The Planning Board then gave applicant a disclaimer about driving on top of the septic to avoid future problems.

B. February 18, 2026 meeting:

During the January 21, 2026, meeting, the Planning Board reviewed the application and asked that the following information be provided:

1. Applicant to attend a meeting.

STATUS: Provided

2. Deed Restrictions, Easements, Convents on the property.

STATUS: None

3. Location of the current septic system on the plan.

STATUS: Provided (see notes above for full discussion)

C. Public Hearing

The Public Hearing was reconvened at 6:12 p.m.

Speakers: None

The Public Hearing was closed at 6:13 p.m.

D. Planning Board Action:

MOTION:

To Approve Shawn Nevels Site Plan with the condition that a new revised map with location must be provided and wording with disclaimer regarding “no driving over the septic tank” must be present on the document.

MADE BY: Aaron Howland

SECONDED: Grant Rauch

VOTE: Unanimous

IV. OTHER BUSINESS:

- A. Chairman: No updates

- B. Town Board Liaison: Introduced new full-time CEO, Dave Edwards, taking over April 1, 2026.

- C. Code Enforcement Officer: Informed the Board that March 31, 2026 will be my last day with the Town of Mayfield.

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:19 p.m.

MADE BY: Grant Rauch

SECONDED: Rich Miles

VOTE: Unanimous