

**TOWN OF MAYFIELD
PLANNING BOARD**

August 10, 2005

At a regular meeting of the Mayfield Planning Board, Town of Mayfield, Fulton County, New York, held on Wednesday, August 10, 2005 at the Mayfield Village Hall, 13 North School Street at 7:00 pm there were

PRESENT:

Arthur Dahl, Chairman
John Vadney, Board Member
Marilyn Salvione, Board Member

ABSENT:

Robert Cooper, Board Member, Mark Myers, Board Member

OTHERS PRESENT: Leroy & Marcia Salisburg, Attorney Ed Salvo, Bill & Pat Christman, Erwin Voss, Ron Shelmerdine, Charlie Ackerbauer, Cindy Ostrander Planning Board Clerk.

Chairman Arthur Dahl called the meeting to order at 7:00 pm.

APPROVAL OF MINUTES-A motion was made by John Vadney and seconded by Marilyn Salvione to approve the minutes of July 13, 2005 as submitted.
Carried 3(three) AYES

PUBLIC HEARING – SHELMERDINE

A motion was made by Marilyn Salvione and seconded by John Vadney that the Public Hearing be opened as advertised and scheduled for this evening. A legal notice was published in the Leader Herald on July 27, 2005 with a copy of said notice posted at the Village Hall.

Ronald Shelmerdine submitted an application on May 31, 2005. The property is located on Proper Road, SBL#120.2-42.11, he is proposing a 2-lot subdivision. The board members questioned Mr. Shelmerdine.

Robert Cooper entered the meeting at 7:10 p.m.

Chairman Dahl questioned Mr. Voss about any new developments on his proposed Progress Heights Phase III subdivision, and explained the previous actions of the Planning Board during his absence. Mr. Voss stated that he is talking with the Health Department to straighten out the Phase II problem. Chairman Dahl mentioned the drainage concerns of affected homeowners from Phase I and Phase II and Charlie Ackerbauer along with Mr. Voss discussed this with the board and stated that a solution will be looked into. Chairman Dahl pointed out that the public hearing concerning Phase III remains open, and will remain so until open matters are addressed.

PRE-APPLICATION-CHRISTMAN

Bill & Pat Christman of 207 Dennie Road are proposing to purchase adjoining property from Mark Glithero. A copy of the APA notice was received, and the board questioned Mr & Mrs Christman about

their plans. Their plans are to purchase the adjoining land, adding the land to an existing parcel thereby expanding the existing parcel.

PLANNING BOARD ACTION-A motion was made by John Vadney that based on the Christmans' statement that their present parcel (SBL# 88.1-30) will be increased to encompass the property being acquired, this action is a property line adjustment rather than a subdivision and no Planning Board action is required. Robert Cooper seconded
CARRIED 4(four) AYES

A motion to close the Shelmerdine Public Hearing at 7:25 was made by Marilyn Salvione, seconded by John Vadney. CARRIED 4(four) AYES

PLANNING BOARD ACTION-A motion to approve the Shelmerdine project-Final Plat was made by John Vadney and seconded by Marilyn Salvione. CARRIED 4 (four) AYES

Salisbury application-The board discussed the plans with the Salisburys, their Attorney Ed Salvo and Charlie Ackerbauer. The board had previously determined it to be a major subdivision and recommended they seek legal counsel. Chairman Dahl reminded them that APA and Health Department approval are both required as well as possibly DEC and Corps of Engineers. A small discussion about access permits followed and the need to contact the HRBRD.

PLANNING BOARD ACTION-Robert Cooper made a motion to propose the Mayfield Planning Board lead agency for purposes of environmental review, for the Salisbury subdivision. John Vadney seconded. CARRIED 4 (four) AYES

Chairman Arthur Dahl and Board Member John Vadney will be out of town for the next regularly scheduled meeting on September 14, 2005

Marilyn Salvione made a motion to reschedule the next meeting for September 21, 2005 and hold it at the Town Hall located at 75 North Main Street, Mayfield, New York pending approval by the Town Supervisor, Robert Cooper seconded. Mr. Vadney will chair the meeting. CARRIED 4(four) AYES

Biggers application-The board discussed the subdivision with Charlie Ackerbauer. The short form SEQR was discussed and completed. A motion was made by Marilyn Salvione that the Board issues a determination of no environmental significance related to the proposed Biggers subdivision, since (1) the action complies to a recently enacted Zoning Regulation, and (2) the increased demand related to traffic, utilities, water, and sewer is insignificant. John Vadney seconded CARRIED 4(four) AYES

PLANNING BOARD ACTION-A motion to hold a Public Hearing on September 21, 2005 at 7:10 p.m. at the Town Hall 75 North Main Street pending approval from the Town Supervisor for the Biggers subdivision was made by Robert Cooper, and seconded by Marilyn Salvione.
CARRIED 4(four) AYES

On motion by John Vadney, seconded by Marilyn Salvione the meeting was adjourned at 8:40 p.m.
CARRIED 4(four) AYES

Respectfully Submitted,

Cindy Ostrander, Planning Board Clerk