

**TOWN OF MAYFIELD PLANNING BOARD  
NOVEMBER 18, 2015  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**JOHN KESSLER, VICE CHAIRMAN  
AARON HOWLAND  
ROBERTA RICCIARDI**

**MICHAEL STEWART, CODE ENFORCEMENT OFFICER  
SEAN M. GERAGHTY, SR. PLANNER**

**OTHERS PRESENT:**

**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 October 21, 2015 meeting.

MADE BY: Aaron Howland  
SECONDED: Roberta Ricciardi  
VOTE: 3 in favor, 0 opposed

**III. JOHN FLETCHER – PUBLIC HEARING ON A SUBDIVISION ALONG NINE MILE TREE ROAD:**

**A. Background:**

John Fletcher would like to subdivide a piece of property along the west side of Nine Mile Tree Road (Tax Map Parcel No. 151.-6-5). The property is approximately 119+/- acres in size and stretches across NYS Route 29A. Mr. Fletcher would like to create a 10.32 acre

building lot, north of NYS Route 29A, along the west side of Nine Mile Tree Road.

B. October 21, 2015 Meeting:

During its October 21, 2015 meeting, the Town of Mayfield Planning Board continued its review of John Fletcher's subdivision application for a piece of property along Nine Mile Tree Road. At that time, the Planning Board asked that the following revisions be made to the final subdivision plat prior to the public hearing:

1. The location map on the subdivision plat should outline the entire boundaries of the applicant's property.

STATUS: Provided.

2. Topographic features for the new building lot should be identified on the subdivision plat.

STATUS: Provided.

3. A notation should be included on the subdivision plat explaining that the location of the nearest National Grid utility pole is approximately 1,500' away from the new building lot.

STATUS: A notation has been added to the subdivision plat indicating that the nearest utility pole is approximately 940'+/-.

4. Percolation tests for the new building lot must be provided.

STATUS: Percolation and pit test results have been identified on the subdivision plat.

5. The title on the subdivision plat should identify the three (3) property owners that are taking over ownership of the former lands of Woodrow W. Fletcher.

STATUS: John Fletcher, Carolyn Rupert and Deborah Rupert are all identified on the subdivision plat.

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

C. State Environmental Quality Review:

During its October 21, 2015 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. Fulton County Agricultural District No. 1:

In accordance with Section 305-a of Article 25AA of the Agriculture and Markets Law of New York State, any subdivision application for a piece of property within an Agricultural District containing a farm operation or on property within 500' of a farm operation located in an Agricultural District must receive notice of the proposed action. The Fulton County Planning Department will forward a letter and an Agricultural Data Statement to Agricultural District property owners within 500' of John Fletcher's proposed subdivision.

STATUS: The Fulton County Planning Department received no written comments from the property owners who were contacted regarding Agricultural District No. 1.

E. Public Hearing:

1. The public hearing was opened at 6:01 P.M.

2. Speakers:

There was no one to speak regarding John Fletcher's subdivision application.

3. The public hearing was closed at 6:02 P.M.

F. Planning Board Action:

In accordance with the Town of Mayfield Subdivision Regulations, the Planning Board shall approve, with or without modifications, or disapprove the subdivision plat within sixty-two (62) days after the public hearing.

MOTION: To approve John Fletcher's subdivision application for a piece of property along Nine Mile Tree Road.

MADE BY: Roberta Ricciardi

SECONDED: Aaron Howland

VOTE: 3 in favor, 0 opposed

**IV. OTHER BUSINESS:**

A. Code Enforcement Update:

Town Code Enforcement Officer Michael Stewart explained that David Huckans intends to start work on his project along the Great Sacandaga Lake. He explained that Mr. Huckans has indicated that he would begin working on the road construction and stormwater infrastructure for the project.

Mr. Stewart asked if the Planning Board wished to hold a meeting in December since it would be very close to Christmas? There was general consensus among Board members that the next meeting of the Town of Mayfield Planning Board should be held in January of 2016 unless an urgent matter needs to be addressed in December.

**V. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:07 p.m.

MADE BY: Roberta Ricciardi

SECONDED: Aaron Howland

VOTE: 3 in favor, 0 opposed