

**TOWN OF MAYFIELD PLANNING BOARD
DECEMBER 20, 2017
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

____ **JOHN KESSLER, CHAIRMAN**
____ **AARON HOWLAND, VICE CHAIRMAN**
____ **ROBERTA RICCIARDI**
____ **JERRY MOORE**
____ **FREDERICK CASTIGLIONE, ALTERNATE**
____ **MICHAEL STEWART, CODE ENFORCEMENT OFFICER**

OTHERS PRESENT: Travis Mitchell EDP, John Papa

I. CALL MEETING TO ORDER:

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

II. APPROVE MINUTES OF LAST REGULAR MEETING:

DISCUSSION: None

MOTION: To approve the minutes to the September 20, 2017 meeting.

MADE BY: Aaron Howland
SECONDED: Roberta Ricciardi
VOTE: All in favor

III. JOHN PAPA – SPECIAL USE PERMIT FOR RV PARK/CAMPGROUND – LAKESIDE DRIVE – PRE-SUBMISSION CONFERENCE:

A. Background:

John Papa owns a piece of property along the north side of Lakeside Drive in the Town of Mayfield (Tax Map Parcel No. 104.-2-39). Mr. Papa's property is approximately 9+/- acres in size. There is an existing home and garage on the property. Mr. Papa would like to establish a 4-lot RV Park/Campground on the property.

B. Code Enforcement Office/County Planning Department Review:

Article XI of the Town of Mayfield Zoning Regulations stipulates that all applications for Special Use Permits must begin with a pre-submission conference. The pre-submission conference gives the Planning Board and the applicant a chance to gain some perspective on the potential ramifications of the proposed use. The applicant is responsible for providing the Planning Board with some basic information on the proposal prior to the pre-submission conference.

DISCUSSION: Travis Mitchell the project engineer and the applicant John Papa presented an overview of the project and had a discussion with board members. It was agreed that the plans submitted for review at the January 2018 meeting would reflect changes in the road to a 28 foot width and turnaround, compliance with the 50 foot RV setback from road and a designated open space area for use by park occupants. Mr. Papa also noted that he will be contacting the one adjacent neighbor with respect to his desire for any screening. He also stated that the sites in the proposed park will be rented out to the same individuals for the entire season and that those individuals will also be holders of dock space that he rents out across the road annually; resulting in no increase in area traffic and helping to reduce any perceived roadside congestion in that area. Power would be provided to each site and no generators would be used. Septic waste would be contained in RV holding tanks and pumped out by a commercial hauler as needed. Adirondack Park Agency approval has already been granted for this project. No additional requests were made by the board.

IV. **OTHER BUSINESS:**

A. Chairman's Update:
(John Kessler, Chairman)
No updates.

B. Code Enforcement Update:
(Michael Stewart, Code Enforcement Officer)
No updates. Workplace violence training information was handed out to board members.

V. **CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:35 p.m.

MADE BY: Frederick Castiglione

SECONDED: Roberta Ricciardi

VOTE: All in favor