

**TOWN OF MAYFIELD PLANNING BOARD
OCTOBER 19, 2016
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**JOHN KESSLER, CHAIRMAN
AARON HOWLAND, VICE CHAIRMAN
MARILYN SALVIONE
ROBERTA RICCIARDI
JERRY MOORE
FREDERICK CASTIGLIONE, ALTERNATE**

**MICHAEL STEWART, CODE ENFORCEMENT OFFICER
SEAN M. GERAGHTY, SR. PLANNER
JAMES E. MRAZ, PLANNING DIRECTOR**

OTHERS PRESENT:

**VINCE COLLETTI, COUNCILMAN
RICK ARGOTSINGER, SUPERVISOR
ROBERT MCGUIRE
MONICA RYAN, RIVER STREET PLANNING & DEVELOPMENT
JERE TATICH, ELAN ASSOCIATES**

I. CALL MEETING TO ORDER:

The meeting was called to order at 5:55 p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes to the September 21, 2016, meeting.

MADE BY: Aaron Howland
SECONDED: Roberta Ricciardi
VOTE: 5 in favor, 0 opposed

III. ROBERT MCGUIRE – PROPERTY TRANSACTION ALONG GRIFFIS ROAD:

A. Background:

Robert McGuire currently owns two (2) adjacent pieces of property along Griffis Road in the Town of Mayfield (Tax Map Parcel Nos. 136.-4-8 and 136.-4-9.2). He would like to reshape the parcels by transferring a portion of the front half of Tax Map Parcel No. 8 to Parcel No. 9.2 and a back portion of 9.2 to Parcel No. 8. No new building lots will be created as a result of the proposed transaction. There is a 1-story house and multiple structures on Parcel 136.-4-8, while there is a mobile home and a metal building on Parcel 136.-4-9.2.

B. Code Enforcement Review:

In accordance with Section 404 of the Town's Subdivision Regulations, there are a few pieces of information that need to be provided on the survey drawing.

1. The survey drawing should be titled "Lot Line Adjustment Between Lands of Robert McGuire and Lands of Robert McGuire and Teresa Watrobski."

DISCUSSION: Town Code Enforcement Officer Mike Stewart pointed out that the title of the drawing does show the correct wording.

2. Septic and well locations for Tax Map Parcel No. 136.-4-8 should be identified on the drawing.

DISCUSSION: Mr. McGuire provided a revised map showing the approximate septic and well locations for the property that will be reduced in size.

3. The proposed transaction must not create a non-conforming lot.

DISCUSSION: The revised drawing showed that the back portion of Parcel #9.2 will not be transferred to Parcel #8. This will leave Parcel #9.2 with enough acreage to meet the Town's minimum lot size requirement of 1 acre.

C. Planning Board Action:

In accordance with the Town's Subdivision Regulations, the Planning Board shall, within sixty-two (62) days, review the request and issue its approval or denial.

DISCUSSION: There was a general consensus among Planning Board members that Mr. McGuire's proposed property transaction is not subject to the Town's Subdivision Regulations.

MOTION: Recognizing that Robert McGuire's proposed property transaction along Griffis Road is not subject to the Town's Subdivision Regulations and can be approved as a lot line amendment.

MADE BY: Marilyn Salvione

SECONDED: Jerry Moore

VOTE: 5 in favor, 0 opposed

**IV. COUNTY DEVELOPMENT STRATEGY – VAIL MILLS DEVELOPMENT
AREA PRESENTATION:**

DISCUSSION: Monica Ryan, River Street Planning and Development, explained that her agency is located in Troy and specializes in community revitalization. She introduced Jere Tatich, Elan Associates, Saratoga Springs. She noted that Mr. Tatich specializes in Landscape Architecture.

Mrs. Ryan talked about the 2-pronged approach that was used to examine the development potential of the Vail Mills Development Area. She noted that both a Housing Analysis, as well as a Retail Analysis of the entire County, has been conducted. She noted that the good news is that there is market demand locally for new housing and retail development. She indicated that some of that demand can be absorbed in the Town of Mayfield and possibly the Vail Mills Development Area. She noted that the Vail Mills Development Area has several location benefits including the proximity to the Great Sacandaga Lake, the Village of Broadalbin's amenities, the Kenneyetto Creek and the Mayfield School District.

In terms of housing, Mrs. Ryan explained that River Street attempted to apply a demand to the Town of Mayfield, which resulted in the Town potentially absorbing approximately 83 rental units and 149 single-family homeowners. She indicated that the new residences will be targeted to empty nesters who are looking for small residences, middle-aged families and senior rentals.

Mrs. Ryan explained that, in terms of retail demand in Fulton County, River Street's consultants attempted to identify a center point for a retail trade market that includes both a 10-minute and 25-minute drive time from the central point. She pointed out that the 10-minute drive time represents an area where retail conveniences are needed, whereas the 25-minute drive time represents an area where destination-type retail establishments could be developed. She noted that, with regards to the Vail Mills Development Area, the 25-minute drive time does drift into other markets. She noted that the Retail Analysis showed that there are County residents spending outside the County and that there is a retail demand that could be absorbed locally. She noted that there is a significant demand for bar/restaurant space and some retail growth in the 10-minute drive time, as well as the 25-minute drive time, areas.

Jere Tatich reviewed the boundaries of the Vail Mills Development Area. He noted that the Kenneyto Creek runs through the Development Area and could offer an opportunity to connect the Great Sacandaga Lake to the Development Area. He noted that the Development Area has the bones and the land to develop successfully. He indicated that the area has high traffic volumes. In laying out a potential scenario for the Development Area, he explained that he wanted to make the area somewhat unique and not replicate other areas. He noted that the Vail Mills Development Area is at a crossroads location and he tried to give it an "outdoorsy" theme. He noted that the Fulton County Visitors Center and the Rail Trail are components that already give the area an outdoorsy-type feel.

Mr. Tatich showed Board members a map of the Development Area outlining potential uses for different properties. He noted that a hotel or lodge-type use along the west side of NYS Route 30 north of NYS Route 29 would be a very nice and much needed addition to the Development Area. He noted that the locations and types of uses shown on the map may vary. He pointed out that the proposed pharmacy location may also include a small grocery store.

Mr. Tatich noted that one of the bigger items in the Development Area is the development of a park adjacent to the County Visitors Center. He indicated that this could be used as a destination feature for day use. He noted that the proposed development scenario also shows some additional commercial in the area along with several types of residential development. He pointed out that the Town of Mayfield may need to modify its Zoning Regulations in order to allow some of the uses that are outlined on the map. He noted that some of the residential proposals will be for high-density developments. He also noted that food is a key component for the Development Area and pointed out the need for additional restaurant space.

Mr. Geraghty asked what type of camp supply store was envisioned for the Development Area?

Mr. Tatich indicated that he didn't feel a large national chain such as an LL Bean or a Cabella's would want to develop a store at this location. However, he indicated that an army-navy type store may be a very nice fit for the Development Area.

County Planning Director Jim Mraz gave the Board a brief background on why the County is having a Development Strategy prepared and how the Development Areas were put together. He reminded Board members that, several years back, the County was experiencing budget problems and recognized that it needed to grow revenues in order to sustain the local tax base. He pointed out that property and sales taxes are the two (2) biggest sources of revenue for the County. He noted that the primary goal of the Development Strategy will be to grow the local tax base and generate sales tax revenues. He talked briefly about both the Hales Mills Road Extension and the Vail Mills Development Areas. He noted that engineers are currently working on the development of a Sewer District for the Vail Mills Area. He indicated that the County is not pursuing a Water District at the present time because there are good water sources in the area and there is no large source that has been identified that could service the entire Development Area.

Mr. Mraz explained that, eventually, a brochure for the Vail Mills Development Area will be prepared and will be used to try and generate interest with developers. Mr. Mraz talked about a seminar that was held a few years back at the College where a few local developers were brought in to talk with local officials about what it takes for them to get interested in an area. He explained that those local developers indicated that in order to invest in an area, there needs to be a vision. He noted that the County's overall Development Strategy will outline how to achieve the County's vision and it will also include a marketing brochure that documents the opportunities that we have.

Planning Board Member Jerry Moore asked why the land across from Animal Land on NYS Route 30 was not included in the Vail Mills Development Area?

Mr. Mraz indicated that topography limited the size of the Development Area. He indicated that the properties across from Animal Land cannot be serviced with gravity sewers.

Town Supervisor Rick Argotsinger noted that, in terms of providing sewer service to the Development Area, the most important factor was cost. He pointed out that the cost associated with getting sewer service to those

properties was excessive. Mr. Argotsinger noted that, from an economic standpoint, sales tax is a huge revenue source for the Town of Mayfield. He indicated that the Town of Mayfield's current budget is approximately \$2 million with \$1.1 million generated in sales tax revenue.

Planning Board Chairman John Kessler asked if retail growth needs to come first in the Development Area?

Mr. Mraz indicated that either would be acceptable.

Monica Ryan added that because the area already has some development, there is likely to be both residential and commercial development occurring simultaneously. She pointed out that, in order to get a hotel chain to consider the Development Area, a more detailed analysis will be necessary. She indicated that hotel chains typically will do this analysis on their own. She talked briefly about the different price points for the various hotel chains. She noted that the traffic counts along NYS Route 30 and 29 will be very appealing to a national chain hotel. She indicated that the Development Strategy will hopefully entice a developer to at least look at the area.

Town Code Enforcement Officer Mike Stewart asked if the Development Area could support a destination hotel?

Monica Ryan indicated that it is tough to get boutique-type hotels with 80+ rooms. She noted that the whole area lacks a destination hotel, which would preferably be located right on the Great Sacandaga Lake. She noted that the other hotels in Fulton County are reporting an occupancy rate of approximately 80%, which means there is probably room to absorb additional hotel rooms in the area.

Planning Board Member Roberta Ricciardi indicated that she felt the Vail Mills Development Area could draw business from the Saratoga area.

Jere Tatich noted that hotels usually locate in clusters of two (2) or three (3).

Mr. Mraz agreed that a Hotel Study will eventually need to be done for the area. He indicated that the County Development Strategy is intended to provide some baseline analysis that will draw interest in the area.

Planning Board Member Marilyn Salvione asked where the housing numbers came from?

Mr. Mraz indicated that the Census data was used but that the projections are essentially best guesses.

Monica Ryan added that those Census Bureau projections have increased since the last Census. She then talked briefly about the retail analysis which showed that each additional household adds approximately \$29,000 of disposable income that could be absorbed by the retail market. She pointed out that the retail analysis indicates that approximately 23,000 to 24,000 sq. ft. of additional retail space, especially restaurant space, could be absorbed in the Development Area. She noted that there is a fair amount of pass-through traffic that makes it difficult to identify how much additional sales revenue could be absorbed. She indicated that individual sales records for specific retail locations cannot be obtained.

Marilyn Salvione noted that the Mayfield School District typically does very well compared to other schools in the region.

Mrs. Ryan agreed and noted that both the Broadalbin-Perth and Mayfield School Districts score relatively high compared to other schools in the region.

Mr. Tatich noted that, eventually, the analysis that is being done for the area will go from a study tool to an actual marketing tool.

Planning Board Member Aaron Howland indicated that he would like to see more specialized retail in the Development Area. He indicated that adding a bandstand to the park area would encourage residents to gather within the Development Area.

Monica Ryan noted that microbreweries are currently really big draws.

Mr. Howland indicated that he was thinking more along the lines of a cigar bar.

Mrs. Ryan noted that distilleries are another big attraction in New York State. She also noted that the infrastructure in Fulton County is very conducive to cycling.

Mrs. Salvione talked about the number of artists that are in the area.

Mr. Tatich noted that he recently worked on a project in Catskill, NY where they decided to install permanent easels at scenic locations so that artists could stop and sketch or paint the landscape.

Mr. Moore asked if the plans for the Vail Mills Development Area would allow more accessibility to NYS Route 29?

Mr. Mraz indicated that anytime New York State considers a break-in-access request along one of its highways, they prefer to see a plan outlining how

the break-in-access will take place and for what purpose. He indicated that the County would like to keep the plan as flexible as possible so that it can change if necessary as development occurs. He indicated that the consultants could show some type of access to the proposed Town Park off of NYS Route 29.

Mr. Howland indicated that he liked the idea of having a park and having specialized shops on that side of the road.

Mr. Stewart asked if municipal water will eventually be necessary because of sprinkler systems and potential restaurant development?

Mr. Mraz indicated that the County is not pursuing water at the moment because it could be very expensive. He indicated that municipal sewer service is being proposed because of the close proximity to the Village of Broadalbin municipal treatment plant which the County may be able to purchase some capacity from.

Mr. Tatich indicated that the lack of municipal water will likely not be a significant detriment to developing the area. He indicated that the sewer service is much more important.

Mrs. Ricciardi asked who would own the proposed Park?

Mr. Mraz indicated that he did not know who would eventually own and maintain the Park.

Mr. Tatich talked about a grant program overseen by the NYS Office of Parks and Recreation that offers a 50/50 match for park development.

Mrs. Ryan noted that the program looks very favorably on development of inland waterways.

Mr. Mraz noted that the County, in the near future, will be adding a few water bodies to the State's list of inland waterways, including the Kenneyto Creek.

Mr. Stewart indicated that he felt it was important to have a walkable retail area.

Mrs. Salvione asked where the draw for the area will come from?

Mrs. Ryan indicated it will eventually depend on employment in the area. She noted that the average drive time to work for a Fulton County resident is approximately 27 minutes.

Mr. Mraz asked Planning Board Member Jerry Moore where Petoﬀ Gardens draws its residents from?

Mr. Moore indicated that the Petoﬀ residents are from all over the County.

Mr. Mraz talked briefly about individuals working at Global Foundries who have decided to locate in Fulton County. He talked about the significant cost differences between the Saratoga and Fulton County housing markets.

Mrs. Ryan noted that development of the City of Gloversville and City of Johnstown Downtowns will help the surrounding towns.

Mr. Howland asked if any industry would be targeted for the Development Area?

Mr. Mraz indicated that it was not the Town or the County's intent to encourage industrial growth in the Development Area.

Mrs. Ryan pointed out that the Town may need to coordinate the community's Zoning Law with the uses shown in the Development Area.

Mr. Stewart indicated that the Town is currently updating its Zoning Law and will make the necessary changes.

Mr. Mraz talked briefly about the Fulton County Board of Supervisors proactive approach to encourage development within the County.

Town Councilman Vince Colletti asked when the marketing brochure for the Vail Mills Development Area would be ready?

Mrs. Ryan indicated that the brochure will most likely be ready by the end of the first quarter of 2017.

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 7:14 p.m.

MADE BY: Jerry Moore

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed