

TOWN OF MAYFIELD PLANNING BOARD MEETING

**WEDNESDAY, JULY 17, 2024
6:00 P.M.**

MEETING NOTES

PRESENT:

- X JOHN KESSLER, CHAIRMAN**
- X AARON HOWLAND, VICE-CHAIRMAN**
- X RICHARD MILES**
- X JERRY MOORE**
- X GRANT RAUCH**
- DAVID JANKOWSKI, ALTERNATE**

- X RALPH DESIDERIO, TOWN COUNCILMEMBER, PLANNING BOARD LIAISON**
- X NORMAN BARBOSA, CODE ENFORCEMENT OFFICER**
- X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER**

OTHERS PRESENT:

**PETER STEARNS
KATHY STEARN
MIKE ANGUS
BRYAN SMITH**

AGENDA ITEMS:

- Michael Naclerio – Concept Plan for Multi-Family Dwelling (3 2-Family Homes) at 144 NYS Highway 29A (SBL 151.-2-15.111) Zoning District – Mixed Use 1

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 pm

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the June 2024 meeting.

MADE BY: Aaron Howland

SECONDED: Grant Rauch

VOTE: Unanimous

III. MICHAEL NACLERIO – CONCEPT PLAN FOR A MULTI-FAMILY DWELLING AT 144 NEW YORK 29A:

A. Background:

Michael Naclerio would like to propose three (3) 2-family homes in the rear of 144 New York (29A) (SBL 151.-2-15.111) that are approximately 1.482 acres in size and owned by Robert and Mechelle Fuller.

The property is within the Mixed-Use 1 Zoning District (MU-1) and is an allowed use Under Site Plan Review as a multiple-family dwelling. Per the Zoning Ordinance, a multiple-family dwelling is defined as “A building or portion thereof designed for year-round occupancy and containing separate dwelling units for three or more families living independently of each other, including apartment houses, townhouses.”

DISCUSSION:

Bryan Smith, a business partner with Michael Naclerio, indicated that they are in contract to purchase the Fuller property and seeking approval from the Planning Board prior to closing the deal. Mr. Smith indicated the images provided to to the Planning Board at the beginning of the review indicated the type of homes they wish to build (the one provided was from another project within the Albany-Capital Region).

Chairman Kessler indicated that there are provisions within the Comprehensive Plan that require new structures to have an Adirondack feel and asked that it be included in the design of the homes.

Mr. Moore indicated that a letter from the owner authorizing review from the Planning Board will be necessary.

Mr. Enfield asked for clarification as to whether the structures were to be used for short-term rentals (SUP) or full-time resident (SPR).

Mr. Smith stated that the project would be for full-time residents. Subsequently, he stated there would be one well for all the 3 duplexes.

Mr. Enfield indicated that the wells of the adjacent property owners should be indicated on the Site Plan.

Mr. Moore stated that there that gallons per minute should be submitted to the planning board.

Vice Chairman Howland indicated there appeared to be enough room on the site plan for the leach field as well as adequate space for a new leach field should it fail.

Mr. Enfield stated that given the topography of the property, the buildings will be far from the site line and will not have any visual impact on NYS-29A.

Mr. Enfield inquired what the use of the current garage will be with the addition of homes on the property.

Mr. Smith stated he was unsure what the future use will be.

Planning Board members had a back and forth conversation regarding the concept of the project. Overall, the Board was accepting to the project as this would add new revenue to the Town and a larger population and looked forward to reviewing a full application in the future.

IV. OTHER BUSINESS:

A. Town Board Liason

Mr. DeSiderio indicated that Supervisor Lehr and Councilmember DeSiderio have been appointed to the BESS Law Committee.

Mr. Rauch inquired if the Moratorium was going to be extended.

Mr. DeSiderio indicated that the Town will be extending the Moratorium.

B. Fulton County Planning Department:

Mr. Enfield reminded the board he will be away the end of August, early September and the last two weeks of December.

Mr. Enfield indicated that Lamont Engineering will be the 3rd party reviewer for the Sunset Bay Project.

Mr. Enfield indicated that there will be a Land-Use training on October 2, 2024 focusing on Adirondack Park Agency and the Hudson River Black River Regulating District will also be in attendance to answer any questions related to the Great Sacandaga Lake.

C. Other:

Mr. Moore indicated he has seen electronic signs and inquired that a law was put on the books on it.

Mr. Barbosa stated he would look into this further, as he was unaware given his short time working for the Town.

V. CLOSE OF THE MEETING:

MOTION:

To close the meeting at 6:21 pm

MADE BY:

John Kessler

SECONDED:

Grant Rauch

VOTE:

Unanimous