

**TOWN OF MAYFIELD PLANNING BOARD
SEPTEMBER 16, 2015
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**ROBERT PHILLIPS, CHAIRMAN
JOHN KESSLER, VICE CHAIRMAN
MARILYN SALVIONE
AARON HOWLAND
ROBERTA RICCIARDI**

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

OTHERS PRESENT:

**VINCE COLLETTI, TOWN COUNCILMAN
CHRIS FOSS, SURVEYOR**

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 August 19, 2015 meeting.

MADE BY: Roberta Ricciardi

SECONDED: John Kessler

VOTE: 5 in favor, 0 opposed

III. DAVID HINE – PUBLIC HEARING ON A SUBDIVISION ALONG DENNIE ROAD:

A. Background:

David Hine owns a piece of property along the east side of Dennie Road in the Town of Mayfield (Tax Map Parcel No. 73.-1-63.2). The applicant's property is approximately 17.05 acres in size and includes an existing home. Mr. Hine would like to create a 7.35 acre lot around the existing home and a new 9.7 acre building lot.

B. August 19, 2015 Meeting:

During its August 19, 2015 meeting, the Town of Mayfield Planning Board began reviewing David Hine's subdivision application for a piece of property along the east side of Dennie Road in the Town of Mayfield. At that time, the Planning Board determined that the following information would need to be provided on a revised subdivision plat prior to the public hearing:

1. Topographic features for the property must be shown.

STATUS: The topographic features for the northern half of the new building lot have been identified.

DISCUSSION: Planning Board members had no comments regarding the topographic conditions on the new building lot.

2. A driveway specification for the new building lot must be identified.

STATUS: A proposed driveway cross section has been provided showing a 15' wide driveway to serve the new building lot.

DISCUSSION: Planning Board Chairman Bob Phillips asked if a green "x" along the property line depicted the spot where the driveway location will be for the new building lot?

Chris Foss, representing the applicant, indicated that there's actually a red baseball bat that depicts the approximate location of where the driveway will be located along Dennie Road.

Planning Board Member John Kessler asked how the driveway would cross over the stream?

Mr. Foss indicated that the stream is very shallow and does not have a significant amount of flow. He indicated that a 3' culvert across the creek will probably be sufficient.

3. Percolation and pit test results for the new building lot must be provided. If necessary, an engineered septic system design must also be included on the subdivision plat.

STATUS: The percolation and pit test results for the property are very poor. It is clear that an engineered septic system will need to be designed for the new building lot.

DISCUSSION: Mr. Foss explained that the actual location of the septic system may need to be at a higher elevation. He pointed out that the pit test location showed very high groundwater.

Town Code Enforcement Officer Mike Stewart indicated that a raised system will need to be designed for the site.

Mr. Foss agreed and indicated that the soils are very rocky on the property.

4. If there are any easements or covenants to be included with this new building lot, please identify those on the subdivision plat.

STATUS: There are no easements or covenants identified on the subdivision plat.

C. State Environmental Quality Review:

Section 617.1 of 6 NYCRR states that, the basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review and decision making processes of State, regional and local government agencies at the earliest possible time. To accomplish this goal, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant effect on the environment, and if it is determined that the actions may have a significant effect, prepare or request an environmental impact statement. Under these terms, the review of a subdivision application is subject to SEQR. Therefore, the following issues must be addressed:

1. Does the Planning Board feel that the Short Environmental Assessment Form, provided by the applicant, has been completed adequately?

DISCUSSION: The Planning Board felt that the Short Environmental Assessment Form had been completed adequately.

2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?

DISCUSSION: The Planning Board did not ask for any additional information.

3. Section 617.6 (b) of 6 NYCRR states that, when a single agency is involved, the agency will be the lead agency when it proposes to undertake, fund or approve a Type 1 or Unlisted Action that does not involve another agency. If the agency has received an application for funding or approval of the action, it must determine the significance of the action, within twenty (20) calendar days of its receipt of the application, an Environmental Assessment Form or any additional information reasonably necessary to make that determination, whichever is later. Therefore, does the Planning Board wish to issue a Determination of Significance under SEQR at this time?

MOTION: To file a negative declaration under SEQR for this proposed action since:

1. There is sufficient acreage available for the applicant to create a new building lot.
2. No traffic implications will result from the proposed action.
3. Public utilities are readily available to service the new building lot.

MADE BY: Aaron Howland
SECONDED: Marilyn Salvione
VOTE: 5 in favor, 0 opposed

D. Public Hearing:

1. The public hearing was opened at 6:07 P.M.
2. Speakers:

There was no one to speak regarding David Hine's subdivision application.

3. The public hearing was closed at 6:08 P.M

E. 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 David Hine's subdivision application for a piece of property along Dennie Road.

MADE BY: Marilyn Salvione

SECONDED: John Kessler

VOTE: 5 in favor, 0 opposed

IV. **CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:10 p.m.

MADE BY: Marilyn Salvione

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed