

TOWN OF MAYFIELD

PLANNING BOARD

WEDNESDAY, JULY 16, 2025
6:00 P.M.

MEETING MINUTES

PRESENT:

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

- X LESLIE LANZI, TOWN BOARD LIASON TO THE PLANNING BOARD
- X NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
- X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

OTHERS PRESENT: Mark Deyle, Lori DeVoe, Peter Stearns, Kathy Stearns, Travis Mitchell

AGENDA ITEMS:

- Sunset Bay RV Park –Special Use Permit for Sunset Bay RV Park Expansion along NYS Route 30 & Paradise Point Road (88.-4-37.12, 88.-4-18, 88.-4-21, 88.-4-53, 88.-4-20)

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 pm.

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

DISCUSSION: Mr. Enfield indicated he noticed an error in the notes and asked that page 4 be amended to include “discussed of the process with the hydrogeologist” to the third-to-last sentence.

MOTION: To approve the minutes with the change listed above.

MADE BY: Aaron Howland

SECONDED: Grant Rauch

VOTE: Unanimous in favor

III. SUNSET BAY RV PARK – SPECIAL USE PERMIT FOR AN RV PARK EXPANSION ALONG NY ROUTE 30 & PARADISE POINT ROAD:

A. Background:

Sunset Bay RV Park, LLC is proposing to expand its RV Park along NYS Route 30 (Tax Map Parcel Nos. 88.-4-37.12, 88.-4-18, 88.-4-21, 88.-4-53, 88.-4-20). The current Park has 299 sites, a water treatment plant, a wastewater treatment plant, a marina with docks, an office building, and a community building. The proposal will include an entrance along NYS-30, where a curb cut is currently located. The at full buildout the current and new site will have a total of 656 RV Units. The project is to be connected to Sewer District #5 along NYS Route 30.

The properties are within the Mixed-Use and Agricultural 2 Zoning Districts, and an RV Park / Campground is an allowed use within both Zoning Districts. According to the Town of Mayfield 2017 Zoning Ordinance, a RV Park/ Campground is defined as any parcel of land which is planned or improved for the placement of 3 or more RVs or three or more campsites for tents or any other similar form of outdoor accommodations, which are used as temporary living quarters. Given the Town's Zoning for RV Parks, the applicant is well below the maximum number.

The project is located within the Adirondack Park and is classified under Moderate Intensity Use by the Adirondack Park Agency. There are parcels within 500' that are enrolled in Fulton County Agricultural District #1, which the owner has requested to be removed. As a result of the wetlands identified by the APA, the scope of the project has decreased in size.

DISCUSSION: Chairman Kessler stated that as a result of Mr. Miles and Mr. Moore not attending the meeting, that Mr. Jankowski and Ms. VanPatten could serve as official Planning Board members.

Mr. Enfield indicated that only when a quorum is not met, alternates be added to the Planning Board. He stated that it would be best if the Planning Board consulted with the Town Attorney on the matter if they do not agree with him.

Planning Board members had a back and forth conversation and verbally agreed to allow Mr. Jankowski and Ms. VanPatten to serve as members

B. June 2025 Planning Board Meeting:

During the June 2025 meeting, the Planning Board reconvened the Public Hearing and paused it as the Planning Board felt that additional discussion was warranted.

Comments made during the Public Hearing:

1. Fencing height should be 6 feet instead of 4 feet as a precedent was made:

DISCUSSION: Mr. Jankowski reminded the Planning Board that a precedent was made previously. He stated that 6 foot fence was allowed for neighboring property owners for the Winney RV Park and that the same consideration should be taken for this project.

Mr. Mitchell indicated that under the Town of Mayfield's Special Use Permit, there are no requirements for fencing as it is up for the Planning Board to decide, should it be deemed necessary.

Mr. Jankowski indicated that fencing should be equal across the board.

Mr. Enfield inquired on the proposed fence law.

Mr. Barbosa indicated that it was tabled for the time being.

Mr. Jankowski continue to discuss the fact that this application was not following protocol and Mr. Mitchell was trying to skirt the process.

Mr. Jankowski stated to Mr. Mitchell that he has the floor and is talking.

Mr. Mitchell mentioned he was breathing.

Mr. Jankowski continued to state that the proposed fencing on the current section will be destroyed by those parking on Paradise Point Road, saying “snip snip” several times indicating that the chicken-wire-style-fencing behind the arborvitaes would be cut allowing individuals access to and from the RV Site.

Mr. Mitchell indicated that the fencing is Right – Of –Way (ROW) fencing¹ which is heavy duty. He stated that chicken-wire-style fencing was a more descriptive to verbally articulate it.

Mr. Jankowski indicated that the fencing could still be taken down.

Chairman Kessler, Vice Chairman Howland and Mr. Mitchell provided an explanation to Mr. Jankowski on the gage of the wire and that simple wirecutters could not be utilized to remove it.

Mr. Barbosa mentioned that, as Code Enforcement Officer, he can enforce a fence to be fixed should it be broken.

Mr. Enfield indicated that the 6 foot fencing will be along the current section and that due to the 50 foot set back now required in the zoning ordinance, the fence would be 4 foot and that screening of a variety of trees will be utilized in front of it on Paradise Point Road.

Ms. VanPatten indicated that if the three (3) neighbors do not have a concern with fencing along their properties, something should be provided to the Planning Board.

Planning Board members has a back and forth conversation for several minutes regarding fencing of the current and proposed site.

The Planning Board members came to an agreement that they were good at moving forward with what was proposed by the applicant.

2. 2011 minutes indicate camp fires are not allowed at Sunset Bay:
DISCUSSION: Mr. Enfield stated that while the 2011 Planning Board minutes state that campfires are not allowed at Sunset Bay. He stated that at the following meeting, a representative of the Sunset Bay RV Park indicated that it was a mistake and that campfires are allowed. He stated that Mr. Barbosa provided the minutes of both meetings to the Planning Board members for their records.
3. Final decision with SHPO – remains of Dennie Family and Native Americans:
DISCUSSION: Mr. Mitchell stated that he will have an answer from the SHPO by July 27, 2025, on their findings.

¹ ROW Fencing is also known as Hardwire Cloth.

4. Lower gate usage – Emergencies vs. Non-Emergencies:
DISCUSSION: Mr. Enfield stated that while the emergency use will be utilized once the Planning Board approves the project, the applicants, to be good neighbors, have amended their policy to only use it for emergency concerns moving forward.
5. RV Site near lower gate:
DISCUSSION: Mr. Enfield stated that Ms. Lori DeVoe (General Manager) moved her RV to the site in question this year to address concerns of campfire smoke. He stated that the site is an approved site but has not be utilized for several years.
6. Who came up with the plans:
DISCUSSION: Planning Board members concurred that the Environmental Design Partnership (EDP) is the company that developed the plans.
7. Concerns with wastewater:
DISCUSSION: Mr. Enfield indicated that the project will be connecting to Fulton County Sewer District #5. He stated that should the sewer not move forward up NY-30, than the project will need to be reconfigured.

Mr. Jankowski expressed concerned that there will be tree clearing on the property should the sewer project not move forward. He also indicated that the Winney RV Park had cut trees on their property.

Mr. Enfield stated that the Adirondack Park Association would dictate the removal of trees by Sunset Bay as the project is fully within the park. He mentioned that the site falls within the threshold with their jurisdiction. Subsequently, he indicated that the previous RV Park, was not within the Adirondack Park, and that there is not within the Town that prohibits clearcutting of a property.

Mr. Mitchell stated that he will provide a phasing plan of the tree cleaning for the Planning Board.

8. Upkeep of Paradise Point Road:
DISCUSSION: Mr. Enfield indicated that upkeep of the road would be up to the Town, not the applicant. Furthermore he stated that a previous comment at the Public Hearing indicated that a vehicle cannot go side-by-side along the road. Mr. Enfield indicated that while driving down Paradise Point Road, he had no concern with a large trucking driving on the opposite side of the road while he was driving.

Mr. Jankowski stated Mr. Enfield was taking the statement too literal and that the intent of the comment was that it was to also include pedestrian access and vehicles going side by side.

Mr. Jankowski continued for several minutes on the lack maintance and pedestrian access for Paradise Point Road. He indicated that he travels on the road twice a day and is in bad shape.

Mr. Jankowski mentioned that cars on Paradise Point Road drive too fast.

9. Docks move when boats go by:
DISCUSSION: Planning Board members concurred this is a non-issue for this project.
10. Will the marina be expanded?

DISCUSSION: Planning Board members concurred that previous discussions on the project have indicated that the marina in Sunset Bay will not be expanded.

11. Refrigerator on a property:

DISCUSSION: Mr. Enfield stated that he spoke with Sunset Bay, and the refrigerator in question has been removed.

Ms. DeVoe stated it has been removed.

12. Overcrowding at the beach:

DISCUSSION: Mr. Enfield stated that Planning Board members do not regulate access to a beach along the Great Sacandaga Lake, as this is dictated by the New York State Department of Health.

13. The project is not following approvals by the Town:

DISCUSSION: Mr. Enfield stated that the project is following the rules outlined by the Town Board, which is stipulated in the Town of Mayfield Zoning Ordinance of 2017 by the Planning Board Special Use Permit process.

14. Connectivity of the internal road:

DISCUSSION: Mr. Enfield reminded Planning Board members that there is a barrier between the two sites, which will provide management and emergency responders with access if necessary.

15. Great Sacandaga Lake is not shown on the Site Plan:

DISCUSSION: Mr. Enfield stated that the Great Sacandaga Lake has been shown on the Site Plan.

Planning Board members concurred with Mr. Enfield.

16. Construction vehicles on Paradise Point Road:

DISCUSSION: Mr. Enfield reminded Planning Board members that this had been discussed previously at a meeting. He stated that construction vehicles may access Paradise Point Road and also use NYS-30. Mr. Enfield mentioned that the Foothills Solar project will only be utilizing Paradise Point Road and was approved by New York State, not the Town of Mayfield.

17. Policing of the RV Park:

DISCUSSION: Mr. Enfield stated that while touring the property, there were ample staff onsite to address concerns. Subsequently, Mr. Enfield reminded Planning Board members that Sunset Bay will be increasing its staff, thus adding more eyes to monitor the site.

18. Population Density:

DISCUSSION: Mr. Enfield reminded Planning Board members that this project is within the maximum limit of RV sites allowed on-site, as per the Town of Mayfield Zoning Ordinance.

19. Hydrogeologist test will be done during the summer months and expanded to 1500 feet:

DISCUSSION: Mr. Jankowski expressed concern that the residents of the lower area of Paradise Point Road would not be notified. He indicated that, given their worries, they need to be included.

Mr. Mitchell indicated that the 1500 includes the residents of Sunset Bay.

Chairman Kessler reminded the Planning Board that Mr. Mitchell provided a buffer map at a previous meeting.

20. Noise:

DISCUSSION: Mr. Enfield stated he has visited the site several times over the course of the past two weekends he stated that while visiting lower Paradise Point Road he could hear children laughing from Sunset Bay RV park, cars driving along NY-30 and an occasional speed boat on the Great Sacandaga Lake.

He mentioned that there was no loud noises coming from the site.

Mr. Jankowski stated that Mr. Enfield's visits were a snippet compared to the ten (10) years that he has heard it. He stated he drives by the site twice (2x) a day every day and hears loud music.

Mr. Enfield stated that he reported only what he heard. He reiterated the fact that he did not hear loud music coming from Sunset Bay RV Park along Paradise Point Road.

Mr. Jankowski asked if Mr. Enfield was calling him a liar.

Mr. Enfield stated that he is not calling him a liar. He mentioned that, based on his observations at Sunset Bay RV Park during his visit, the noise does not seem to be a significant concern. Mr. Enfield also noted that on two occasions, there were DJs, but they were far enough away from the lower part of Paradise Point Road that they could not be heard from the road.

Mr. Jankowski stated that Mr. Enfield is entitled to his own opinion.

Mr. Enfield stated that on the 4th of July he was at the intersection of Paradise Point Road and Lakeside Road and the noise he heard was coming from a truck at Lakeview Village at Paradise Point HOA. Subsequently, he indicated that there was a huge bonfire that could be witnessed over 2,000 feet away.

Mr. Enfield stated that in speaking with Sunset Bay General Manager, she heard loud noises during one of the weekends.

Ms. DeVoe stated that on the that around 1:30 am following the 4th of July, the residence of 422 Paradise Point Road, across from Sunset Bay RV Park had a very loud party that continued into Paradise Point road with beer bottles being broken onto the ground. She stated that one of the owners, Tammy Lev, came over the following day to apologize.

21. Smoke:

DISCUSSION: Mr. Enfield distributed a spreadsheet showing analysis of findings that several Town Official, Planning Board members and Fulton County Senior Planner conducted on-site visits at Sunset Bay. He also provided a map of the topography of the Sunset Bay area, including the surrounding regions along NYS-30, Dennie Loop, and Lakeside Drive, as well as an article from autumn 2024 related to forest fires in the Boston area. He stated that, given the number of campfires noticed by Chairman Kessler, Code Enforcement Officer Barbosa, Code Enforcement Officer Edwards, and himself.

Mr. Enfield stated that the highest amount of fires notices as on July 4, 2025. He mentioned that out of the 299 sites, 23 has a fire or 7% of the total approved lots. He also mentioned that there park as 70% occupied and is historically the busiest weekend of the year.

Mr. Enfield provided a brief overview of inversion, noting that the area of lower Paradise Point Road is geographically lower than the surroundings and that the smell of campfire smoke can travel up to three miles. He explained that, due to atmospheric pressure where the air is cooler near the ground than in the sky, the smoke tends to linger and move into lower-lying areas. He mentioned that Sunset Bay RV Park might, at times, contribute to this concern. He stated that unless the Town decides to start monitoring campfires within three miles of properties with concerns, based on geography, this is currently a non-issue.

Mr. Rauch mentioned that inversion makes sense, given the area's geography, as a candidate for this concern.

Mr. Jankowski thanked Mr. Enfield for providing this information and inquired how it might be enforced when the atmospheric pressure is ideal for inversion.

Mr. Enfield reminded Planning Board members that requesting Sunset Bay to include an Air Quality Index notification at various locations would be beneficial, as they had verbally agreed to at a previous meeting.

Planning Board members had a back-and-forth conversation on hardwood within the RV Park. It was agreed upon by the Planning Board members, the Environmental Design Partnership, and Sunset Bay that hardwood would be used throughout the site.

Vice Chairman Howland indicated that a grace period should be allowed for the current site.

POST MEETING NOTE: Vice Chairman Howland visited the site on July 11, 2025, and did not see any campfires during his visit at 7:00 pm.

C. Planning Board Action:

Mr. Enfield inquired if the Planning Board would like to reconvene the Public Hearing.

Planning Board members agreed they would like to.

Mr. Enfield stated that, as the zoning ordinance does not indicate that a certificate of mail return receipt is necessary for reconvening a public hearing, one will not be handled by the applicant. He stated that, because the previous public hearing was six months prior, the applicant agreed to conduct a mailing in line with the Public Hearing. Mr. Enfield noted that he did not think it would be warranted.

Planning Board members agreed.

Mr. Enfield asked Mr. Barbosa to process the Public Hearing in the same manner as subdivisions are handled by the Town.

MOTION: To reconvene the Sunset Bay Public Hearing for August 20, 2025.

MADE BY: David Jankowski

SECONDED: Grant Rauch

VOTE: Unanimous in favor

POST MEETING NOTE: Previous Public Hearing comments have indicated dog(s) visiting the properties of lower Paradise Point Road. On several occasions during the 2025 season, a dog owned by Jon Close, has been seen running around the Sunset Bay RV Campsite this season. Sunset Bay has a strict policy on dogs running around on-site.

IV. OTHER BUSINESS:

A. Town Board Liaison

Ms. Lanzi stated that she will make sure the Town mails out the Public Hearing notices.

B. Code Enforcement Officer:

Mr. Barbosa mentioned that he has been attending a webinar related to NYSDOT signage. He indicated that he will provide an update in the future to Planning Board members.

C. Fulton County Planning Department:

Mr. Enfield mentioned that any Planning Board member is invited to visit the site and take a tour with staff of Sunset Bay. He indicated that the best time to visit is between 7:00 and 9:30 pm Fridays and Saturdays. Mr. Enfield stated should a Planning Board member have nothing to do at home during this time frame they should visit the RV Park.

Mr. Jankowski stated that he is homeless.

Mr. Enfield asked if Town Attorney Brett Preston should attend the next Planning Board meeting?

Planning Board members agreed.

Mr. Barbosa stated he would follow up with him.

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:57 pm

MADE BY: David Jankowski

SECONDED: Grant Rauch

VOTE: Unanimous in favor