

# TOWN OF MAYFIELD

## PLANNING BOARD

WEDNESDAY, NOVEMBER 19, 2025  
6:00 P.M.

### MEETING NOTES

#### PRESENT:

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

LESLIE LANZI, TOWN BOARD LIASON TO THE PLANNING BOARD

NORMAN BARBOSA, CODE ENFORCEMENT OFFICER

- X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

OTHERS PRESENT: Joe Hens, Bob Gaito, Mark Deyle, Bob Johnson

#### AGENDA ITEMS:

- Jacob and Bon Gaito – Public Hearing – Site Plan Review for a Self-Storage Facility at 111 Woods Hollow Road (136.-9-1)
- Looking ahead at 2026: Town Zoning Ordinance and Comprehensive Plan

#### I. CALL MEETING TO ORDER:

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

#### II. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the previous meeting

MADE BY: Aaron Howland

SECONDED: Rich Miles

VOTE: Unanimous

#### III. ROLL CALL & ABSTENTION

Mr. Moore, Mr. Rauch, and Mr. Jankowski were absent from the meeting. Mr. Kessler indicated that Mr. Barbosa would not be in attendance either.

No abstentions from projects were needed for the meeting.

**IV. JACOB AND BOB GAITO – SITE PLAN REVIEW FOR A STORAGE FACILITY(S) AT 111 WOODS HOLLOW ROAD (136.-9-1):**

**A. Background:**

Jacob Gaito is looking to construct a Storage Facility at 111 Woods Hollow (136.-9-1), which is approximately 4.60+/- acres in size. The applicant is looking to build one 30' x 255' storage facility, one 30' x 260' storage facility, one 40' x 265' storage facility, one 20' x 235' storage facility, one 20' x 110' storage facility, and five parking spots.

The project is located within the Mixed Use 2 Zoning District, and a Storage Facility(s) is an allowed use under Site Plan Review. A Storage Facility is defined as “A piece of land, structure, or group of structures, designed and or constructed for short or long-term storage of individual or business property for a fee. A storage facility does not include a warehouse/distribution center, truck terminal, or other transfer facility for goods, wares, or merchandise.”

The applicant indicated that the storage facilities will be green and brown to align with the Town of Mayfield’s comprehensive goal of making buildings more Adirondack-themed.

The applicant indicated they will use split rail fencing along the property and green giant arborvitae as landscaping.

**B. October 15, 2025, Planning Board meeting:**

At the previous meeting, the Town of Mayfield Planning Board continued its review and asked that the following information be provided before the next meeting:

- 1.Larger Site Plans so the Planning Board can review.  
STATUS: Provided.
- 2.Notation on the Site Plan indicating the Split rail fencing put behind the landscaping.  
STATUS: Provided
- 3.Review the turnarounds for emergency services; you may want to speak with the Broadalin-Kenyetto Volunteer Fire Department.  
STATUS: Mr. Hens indicated he has sent the documents to the fire department.
- 4.Image of the wallpack DarkSky lighting.  
STATUS: Provided.
- 5.Elevation of the storage facility  
STATUS: Provided.
- 6.Removal of the snow plan location next to the boat storage  
STATUS: Provided.
- 7.Revisit the traffic flow of the storage facility to see if any additional signage is needed.  
STATUS: Provided. Mr. Hens indicated that, upon further review of the Site Plan, the traffic flow will be counter-clockwise, and a sign has been provided on Site Plan page 2 of 2.

Further Discussion:

Chairman Kessler asked that the green and tan colors of the storage facilities be added to the Site Plan.

Vice Chairman Howland asked if the property would be paved.

Mr. Hens stated that it would be.

C. General Municipal Law 239-m:

On Tuesday, October 21, 2025, the Fulton County Planning Board reviewed the project and recommended that the project be approved with the following modifications:

1. Watering and Replacement Plan of the plantings for the first 10 years.
2. Constructing a 6' chain link fence where the arborvitaes will be.
3. Look at other options rather than giant green arborvitaes, as they, at times, may not be weather-tolerant within the county.

DISCUSSION:

Mr. Enfield indicated that the County Planning Board's recommendation was not for a split rail fence but for a chain link fence. He reminded the Planning Board of the discussions at previous meetings about having a split rail fence, as it would be consistent with other projects in the area.

MOTION:

To disapprove the Fulton County Planning Board's recommendation pursuant to GML 239-m.

MADE BY:

Aaron Howland

SECONDED:

John Kessler

VOTE:

Unanimous

D. State Environmental Quality Review:

During the October meeting, the Planning Board declared itself the Lead Agency for the project. To date, no other comments have been made.

E. Public Hearing:

The Public Hearing was opened at 6:11 p.m.

Speakers:

Bob Johnson, 110 Loop Drive

Mr. Johnson stated he had no concern with the project.

The Public Hearing was closed at 6:12 p.m.

F. SEQRA (cont.):

Following the Public Hearing, is there anything that would negate issuing a Negative Declaration on this project?

MOTION:

For the Town of Mayfield Planning Board to authorize the issuing of a Negative Declaration under SEQR for Jacob Gaito's Site Plan Review on a Storage Facility at 111 Woods Hollow Road due to the following reasons:

1. There are public utilities to service the storage facilities.
2. The applicant has worked with the Planning Board to screen the property so it is aesthetically pleasing to the neighborhood.

3. While Woods Hollow Road is a local road, it will not increase the amount of traffic significantly to cause concern.

And to authorize the Fulton County Planning Department to fill out Parts 2 and 3 of the SEAF.

MADE BY: Rich Miles  
SECONDED: Aaron Howland  
VOTE: Unanimous

G. Planning Board Action:

DISCUSSION:

Chairman Kessler asked that, in addition to having the color added to the Site Plan, a 5-year bond be added to the plants.

MOTION: To approve the Site Plan with the following conditions:  
1. Include the colors of the storage facilities on the Site Plan.  
2. Add a 5-year bond to the planting of the trees.

MADE BY: John Kessler  
SECONDED: Aaron Howland  
VOTE: 1 in favor, three oppose

Mr. Miles indicated that he felt what he was asking the applicant was reasonable. He questioned whether a bond and/or insurance policy should be added to the landscaping.

The Planning Board discussed what is considered a large and small project in the scope of the town's Zoning Ordinance.

Mr. Enfield stated that neither small nor large projects are listed in the Site Plan. He indicated that it is not for the Planning Board to decide, and mentioned that the Town might want to consider it.

Mr. VanPatten indicated that she did not want to comment on the project as she is still getting her bearings on the Planning Board.

MOTION: To approve the project with the following conditions:  
1. Include the colors of the storage facilities on the Site Plan.  
2. The volume of trees presented should remain the same on the property as on the Site Plan.

MADE BY: Rich Miles  
SECONDED: Aaron Howland  
VOTE: Unanimous

V. Looking ahead at 2026: Town Zoning Ordinance and Comprehensive Plan

A. Comprehensive Plan:

The last time the Comp Plan was updated was in 2013. It is recommended that it be reviewed every 10 years. The Town could consider having the Planning Board serve as the Planning Commission, or a separate committee could be added with members of the Town Board, Planning Board, Zoning Board, Public, etc. This could potentially be done with the Village of Mayfield.

B. Zoning Ordinance:

It might also be necessary to look at items within the Zoning Ordinance that they might want to restrict, or look at the following:

1. Storage Facilities
2. RV Parks
3. Wind Systems – in the Zoning Ordinance, though further clarification should be done
  - a. Commercial and Residential Use
4. Battery Storage / Short-Term Rental – Adding to the Zoning Ordinance
5. Special Use Permit – Public Hearing – USPS Certificate Mail Return Receipt (needed?)
6. Cryptocurrency/Bitcoin Mining, Data Centers (which use large amounts of energy)
7. Distribution Centers
8. Sewer District Corridor

**DISCUSSION:**

Senior Planner and the Planning Board had a back-and-forth discussion on the matter.

Chairman Kessler stated that the Planning Board began reviewing the Comprehensive Plan.

Mr. Enfield stated that this was paused due to the first RV Park that came before the Planning Board, followed by many projects in the post-COVID-19 boom, and a second RV Park.

Chairman Kessler mentioned that Code Enforcement is looking into reviewing the Comp. Plan and the Zoning Ordinance. He asked the

Vice Chairman Howland indicated that the Town should also include specifications for construction, sewer, water, and power. He stated that when Global Foundries came into Malta, this was not listed, and the municipality had to scramble to do so.

**VI. CLOSE OF THE MEETING:**

**MOTION:** To close the meeting at 6:42 p.m.

**MADE BY:** John Kessler

**SECONDED:** Rich Miles

**VOTE:** Unanimous