

**TOWN OF MAYFIELD PLANNING BOARD  
DECEMBER 6, 2023  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**Meeting Notes**

**PRESENT:**

- JOHN KESSLER, CHAIRMAN**
- AARON HOWLAND, VICE-CHAIRMAN**
- RICHARD MILES**
- JERRY MOORE**
- GRANT RAUCH**
- DAVID JANKOWSKI, ALTERNATE**
  
- CARMEL GRECO, TOWN ATTORNEY**
- MIKE STEWART, CODE ENFORCEMENT OFFICER**
- NORMAN BARBOSA, CODE ENFORCEMENT OFFICER**
- AARON ENFIELD, FULTON COUNTY SENIOR PLANNER**

**I. CALL MEETING TO ORDER:**

The meeting was called to order at 6:00pm

**II. ESTATE OF FREDERICK A. PARTYKA – MINOR SUBDIVISION AT 191 PARTYKA DRIVE:**

**A. Background:**

Cassandra A. Partyka, Esq., Co-Executrix of the Estate of Frederick A. Partyka II is seeking to subdivide property at 191 Partyka Drive (Tax Map Parcel No. 137.1-3-1.11) that is approximately 10.222+/- acres in size. The applicant would like to create the following parcels:

1. One Parcel that is 1.16+/- acres in size
2. One Parcel that is 9.062+/- acres in size

The property is within the L-1 Zoning District and the Low-Intensity Use of the Adirondack Park Agency. There are no NYSDEC Wetlands on the parcel and there are no parcels within Fulton County Agricultural District #1 within 500’.

**B. November 15, 2023 meeting:**

During our November 15, 2023 meeting, the Town of Mayfield Planning Board continued with the Public Hearing on the Minor Subdivision application for the Estate of Frederick A. Partyka’s along Partyka Drive within the Town of Mayfield. At that time, the Planning Board authorized a filing a Negative Declaration under SEQRA and decided to table taking final action on the application.

C. Letter from Town Attorney Carmel Greco:

In a letter dated November 22, 2023, Town Attorney Carmel Greco addressed concerns that Planning Board members had and stated that the Town Planning Board cannot require the formation of a Homeowner's Association (HOA) as a condition of Subdivision approval, and the possible or actual encroachment of the Bombard septic system is a civil issue, not a Town issue and not relevant to the Subdivision regulations.

DISCUSSION:

Town Attorney, Carmel Greco reiterated what he stated in a letter sent out before the meeting; the scope of the discussion was not pertinent to the Board's purview, and the matter should be voted on based on the information presented to the Board as any other case would.

D. Planning Board Action:

In accordance with the Subdivision Regulations of the Town of Mayfield, the Planning Board shall approve, with or without modifications, or disapprove of such preliminary plat within sixty-two (62) days of the close of the Public Hearing. Does the Planning Board wish to take final action at this time?

DISCUSSION:

PLANNING BOARD ACTION.

MOTION: Motion to approve the subdivision without conditions

MADE BY: Kessler  
SECONDED: Moore  
VOTE: Unanimous approval

**III. OTHER BUSINESS:** Mr. Stewart stated he will be setting up some in-house training for any Board members interested before the end of the year.

**IV. CLOSE OF THE MEETING:**

MOTION: Miles To close the meeting at 6:12pm

MADE BY: Miles  
SECONDED: Howland  
VOTE: Unanimous approval