

REGULAR MONTHLY MEETING MARCH 9TH 2021

The Regular Monthly Meeting of the Mayfield Town Board was held on March 9th 2021 at the Mayfield Municipal Complex, 28 N. School St. Mayfield NY 12117 at 6:30 PM. The meeting was opened by Supervisor Richard Argotsinger with the Pledge of Allegiance.

PRESENT: Supervisor Richard Argotsinger
Councilman Vincent Coletti
Councilwoman Roberta Ricciardi
Councilman Thomas Ruliffson

Councilwoman Melissa Mazzarelli entered the meeting at 6:35 PM

ALSO PRESENT: Highway Superintendent Jeff Martin, CEO/BI Damon Curley, Jack Putman, Ralph Desiderio

PUBLIC COMMENT: None at this time.

DEPARTMENT REPORTS:

CEO/BI Damon Curley submitted his report stating 9 permits were issued in January and February, the January Planning Board meeting was cancelled and the February meeting was held via Zoom. The March meeting will also be held via Zoom. The adaptation of the proposed change of wording to the Zoning Law Article XII: ADMINISTRATION AND ENFORCEMENT. Section 1201: Code Enforcement Officer; to allow the enforcement of the current NYS Building Codes on a Town Level was encouraged. Short Term Rental outsourcing and Building Permit Fee changes.

Highway Superintendent Jeff Martin submitted his report stating a lot of plowing and salting was done in February; inventory has been completed. The new garbage truck should arrive the week of March 15th and paving is coming up soon. Last FEMA project is Gray Road and that should be put out to bid. Truck number 3 needs to be replaced. The loader needs to be discussed and truck number 8 did not sell at auction and needs to go, possibly for scrap. Also stated that he would like to put in another garage door and move the walk in door. New Skid Steer discussion.

Supervisor Richard Argotsinger gave his report stating that 4th quarter sales tax was up and Petoff Gardens PILOT check was received.

OLD BUSINESS:

Inventory and Accounting of Records should be completed soon.

NEW BUSINESS:

Building Permit Fees

Lengthy discussion about the fee schedule, pole buildings, campers and residential/commercial solar.

RES #41 On motion by Councilwoman Mazzarelli, seconded by Councilman Coletti the following resolution was adopted 5 AYES (Argotsinger, Coletti, Mazzarelli, Ricciardi, Ruliffson)

RESOLVED that the Mayfield Town Board approves the rate increase for building permits as follows:

TOWN OF MAYFIELD BUILDING PERMIT APPLICATION																																																																															
Town of Mayfield PO Box 308, 28 North School St Mayfield, NY 12117 Shaded areas to be filled out by applicant:		Ph. 661-5414 ext 23 Fax 518-661-5400 Email codes@mayfieldny.org																																																																													
PROPERTY OWNER		DATE:																																																																													
MAILING ADDRESS		TAX PARCEL ID # (from tax bill)																																																																													
CITY, STATE, ZIP																																																																															
PHONE NUMBERS: DAYTIME	EVENING	LOCATION OF PROPOSED WORK: (Street Address)																																																																													
ESTIMATED PROJECT COST \$		APPLICANT (if different from owner):																																																																													
Type of work: (check all applicable) <input type="checkbox"/> Modular house <input type="checkbox"/> Site built house <input type="checkbox"/> Manufactured house <input type="checkbox"/> Addition <input type="checkbox"/> Septic <input type="checkbox"/> Porch/deck <input type="checkbox"/> Solid fuel (wood or pellet stoves) <input type="checkbox"/> Accessory Bldg. (garage, shed etc.) <input type="checkbox"/> Alteration <input type="checkbox"/> Electrical <input type="checkbox"/> Demolition <input type="checkbox"/> Change of occupancy <input type="checkbox"/> Central heat <input type="checkbox"/> Commercial <input type="checkbox"/> Pool <input type="checkbox"/> Other		<div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> Current occupancy: <input type="checkbox"/> Residential one or two family <input type="checkbox"/> Residential multiple family <input type="checkbox"/> Commercial </div> <div style="width: 48%;"> Work to be done by: <input type="checkbox"/> Property owner (fill out BP-1) <input type="checkbox"/> Contractor (fill out contractor info.) </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Contractor information: Name _____ Street _____ City, State, Zip _____ Phone _____ Proof of workers compensation or waiver required on one of the following forms: <input type="checkbox"/> C-105.21 (most common) <input type="checkbox"/> WC/DB-100 (waiver, available from code officer) <input type="checkbox"/> U-26.3 (State Insurance Fund) <input type="checkbox"/> SI-12 (Self Insured) </div>																																																																													
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Permit Fees</th> <th style="text-align: right;">\$</th> </tr> </thead> <tbody> <tr><td colspan="2">Houses (site built):</td></tr> <tr><td>First 1500 Sq. Ft.</td><td style="text-align: right;">300</td></tr> <tr><td>Each Additional 1000 Sq. Ft.</td><td style="text-align: right;">150</td></tr> <tr><td colspan="2">Modular House:</td></tr> <tr><td>First 1500 Sq. Ft.</td><td style="text-align: right;">200</td></tr> <tr><td>Each Additional 1000 Sq. Ft.</td><td style="text-align: right;">150</td></tr> <tr><td>Manufact. Home on slab</td><td style="text-align: right;">150</td></tr> <tr><td>Manufact. Home full basement</td><td style="text-align: right;">200</td></tr> <tr><td colspan="2">Residential Additions:</td></tr> <tr><td>First 1000 Sq. Ft.</td><td style="text-align: right;">200</td></tr> <tr><td>Each Additional 1000 Sq. Ft.</td><td style="text-align: right;">150</td></tr> <tr><td>Major Alteration value-\$500</td><td style="text-align: right;">80</td></tr> <tr><td>Minor Alteration value-\$500</td><td style="text-align: right;">50</td></tr> <tr><td>Porch/Deck</td><td style="text-align: right;">80</td></tr> <tr><td>Garage/storage<120 sq. ft.</td><td style="text-align: right;">0</td></tr> <tr><td>Garage/storage>120 sq. ft.</td><td style="text-align: right;">80</td></tr> <tr><td>Electrical</td><td style="text-align: right;">0</td></tr> <tr><td>Solar Installation-Residential</td><td style="text-align: right;">200</td></tr> <tr><td>Central Heat</td><td style="text-align: right;">50</td></tr> <tr><td>Solid Fuel</td><td style="text-align: right;">50</td></tr> <tr><td>Pool</td><td style="text-align: right;">50</td></tr> <tr><td>Septic</td><td style="text-align: right;">50</td></tr> <tr><td>Move house new foundation</td><td style="text-align: right;">120</td></tr> <tr><td>Demolition</td><td style="text-align: right;">80</td></tr> <tr><td>Change of Occupancy</td><td style="text-align: right;">100</td></tr> <tr><td>Commercial New<1500sq. ft.</td><td style="text-align: right;">300</td></tr> <tr><td>Comm.>1500sq.ft. ea add 1000sq.ft</td><td style="text-align: right;">200</td></tr> <tr><td>Commercial Alteration<1500sq. ft</td><td style="text-align: right;">150</td></tr> <tr><td>Commercial Alteration>1500sq. ft</td><td style="text-align: right;">300</td></tr> <tr><td>Commercial Solar</td><td style="text-align: right;">TBD</td></tr> <tr><td>Renewal</td><td style="text-align: right;">50%</td></tr> <tr><td colspan="2">Office use only</td></tr> <tr><td>Permit #</td><td></td></tr> <tr><td>Date Rec'd</td><td></td></tr> <tr><td><input type="checkbox"/> Approved <input type="checkbox"/> Denied</td><td></td></tr> <tr><td>Flood Zone <input type="checkbox"/> Yes <input type="checkbox"/> No</td><td></td></tr> <tr><td>Fee \$</td><td></td></tr> </tbody> </table>		Permit Fees	\$	Houses (site built):		First 1500 Sq. Ft.	300	Each Additional 1000 Sq. Ft.	150	Modular House:		First 1500 Sq. Ft.	200	Each Additional 1000 Sq. Ft.	150	Manufact. Home on slab	150	Manufact. Home full basement	200	Residential Additions:		First 1000 Sq. Ft.	200	Each Additional 1000 Sq. Ft.	150	Major Alteration value-\$500	80	Minor Alteration value-\$500	50	Porch/Deck	80	Garage/storage<120 sq. ft.	0	Garage/storage>120 sq. ft.	80	Electrical	0	Solar Installation-Residential	200	Central Heat	50	Solid Fuel	50	Pool	50	Septic	50	Move house new foundation	120	Demolition	80	Change of Occupancy	100	Commercial New<1500sq. ft.	300	Comm.>1500sq.ft. ea add 1000sq.ft	200	Commercial Alteration<1500sq. ft	150	Commercial Alteration>1500sq. ft	300	Commercial Solar	TBD	Renewal	50%	Office use only		Permit #		Date Rec'd		<input type="checkbox"/> Approved <input type="checkbox"/> Denied		Flood Zone <input type="checkbox"/> Yes <input type="checkbox"/> No		Fee \$	
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IMPORTANT PLEASE NOTE: 1. In order to determine compliance with the building code and other regulations information describing the work being proposed such as plans, and written descriptions must accompany this application. 2. All plans submitted for approval must be stamped by an Engineer or Architect if the proposed project meets any of the following criteria: The proposed project is for a residential occupancy and exceeds 1500 square feet in area or \$20,000 in cost The proposed project is for a commercial occupancy. The proposed project is for a septic system installation. 3. A plot plan is required for all new structures and septic systems 4. A current deed is required for all new construction. 5. The issuance of a building permit does not certify compliance with any other agencies regulations. This office will assist you in identifying other agencies that have regulations that may impact your project. However the final responsibility rests with the property owner to comply with all regulations. 6. By signing this application the owner agrees to allow the Code Enforcement Officer access to their property to conduct any necessary inspections during normal business hours. 7. Please contact The Adirondack Park Agency at 518-891-4050 for determinations regarding their regulations and your project.																																																																															
Signature of Owner or Authorized Agent- I hereby certify that I have examined this application and know the same to be true and correct. and that all provisions of laws and ordinances covering this type of work will be complied with.																																																																															

Granicus/short term rentals

Granicus/Host Compliance is a software company that specializes in Short Term Rental monitoring, compliance and enforcement. Software monitors websites that advertise and has a hotline for complaints directly connected to the homeowner. The cost would be covered by Short Term Rental Registration fees. Lengthy discussion about fees, different zoning areas, parking, etc.

RES #42 On motion by Supervisor Argotsinger, seconded by Councilman Coletti the following resolution was adopted 3 AYES (Argotsinger, Coletti, Ruliffson) 2 NAYS (Mazzarelli, Ricciardi) RESOLVED that the Mayfield Town Board authorizes the fee increase for Short Term Rentals as follows:

Zones L1 and L2 to \$500.00 and all other zones to \$150.00

RES #43 On motion by Supervisor Argotsinger, seconded by Councilman Coletti the following resolution was adopted 3 AYES (Argotsinger, Coletti, Ruliffson) 2 NAYS (Mazzarelli, Ricciardi)

RESOLVED that the Mayfield Town Board approves the purchase of the Granicus/Host Compliance software.

Adirondack Park Review Board- A group that works with APA to protect local areas is asking for money. None was given.

The Petoff Gardens PILOT program expires in October.

Local Government Mandate-Local governments have been mandated by the state to prepare a plan regarding future health disaster emergencies involving a communicable disease. The policy committee will look at other municipalities policies.

Road Sign Request – A road sign was requested for Bayview Rd. This is a private road and as such the residents will have to purchase their own sign.

AUD- The Annual Financial Report Update Document has been filed in the Town Clerks office for audit purposes.

RES #44 On motion by Councilwoman Mazzarelli, seconded by Councilwoman Ricciardi the following resolution was adopted 5 AYES (Argotsinger, Coletti, Mazzarelli, Ricciardi, Ruliffson) RESOLVED that the Mayfield Town Board accepts the AUD for audit.

Clean Up Days

RES #45 On motion by Councilman Ruliffson, seconded by Councilwoman Ricciardi the following resolution was adopted 5 AYES (Argotsinger, Coletti, Mazzarelli, Ricciardi, Ruliffson) RESOLVED that the Mayfield Town Board will hold Clean Up Days will be Thursday May 13th from 7:00 AM to 6:00 PM; Friday May 14th from 7:00 AM to 6:00 PM and Saturday May 15th from 7:00 AM to Noon.

Open Building Vestibule

RES #46 On motion by Councilwoman Ricciardi, seconded by Councilman Coletti the following resolution was adopted 5 AYES (Argotsinger, Coletti, Mazzarelli, Ricciardi, Ruliffson) Resolved that the Mayfield Town Board will open the vestibule to the public starting April 5th 2021 at 9:00 AM.

Town Beach – Discussion about opening the beach following state guidelines. Tabled until next meeting.

APPROVAL OF MINUTES –January 12th, January 15th and March 2nd

RES #47 On motion by Councilwoman Ricciardi, seconded by Councilman Coletti the following resolution was adopted 5 AYES (Argotsinger, Coletti, Mazzarelli, Ricciardi, Ruliffson) RESOLVED that the Mayfield Town Board approves the minutes from January 12th, January 15th and March 2nd.

APPROVAL OF VOUCHERS

February Vouchers

RES #48 On motion by Councilman Coletti, seconded by Councilwoman Ricciardi the following resolution was adopted 5 AYES (Argotsinger, Coletti, Mazzarelli, Ricciardi, Ruliffson) RESOLVED that the Mayfield Town Board approves the payment of vouchers in the following accounts for Abstract #2 of 2021.

A	GENERAL TOWNWIDE	\$34,681.77
B	GENERAL OUTSIDE VILLAGE	\$2,292.50
DA	HIGHWAY TOWNWIDE	\$70,832.54
DB	HIGHWAY OUTSIDE VILLAGE	\$20.38

March Vouchers

RES #49 On motion by Councilman Ruliffson, seconded by Councilwoman Ricciardi the following resolution was adopted 5 AYES (Argotsinger, Coletti, Mazzarelli, Ricciardi, Ruliffson) RESOLVED that the Mayfield Town Board approves the payment of vouchers in the following Accounts for Abstract #3 of 2021.

A	GENERAL TOWNWIDE	\$50,092.34
B	GENERAL OUTSIDE VILLAGE	\$1,483.70
DA	HIGHWAY TOWNWIDE	\$66,319.77
DB	HIGHWAY OUTSIDE VILLAGE	\$1,128.24

CLERKS REPORT

January 2021

The Town Clerks report was submitted with fees collected in the A Account of \$12,810.00 and the B Account of \$505.00.

February 2021

Fees collected in the A Account of \$2,900.00 and the B Account of \$405.00

ADJOURNMENT

On motion by Councilwoman Ricciardi, seconded by Councilman Ruliffson the meeting was adjourned at 8:06 PM.

Respectfully Submitted

Nancy Parker

Town Clerk/RMO