

**TOWN OF MAYFIELD PLANNING BOARD
DECEMBER 18, 2013
6:30 P.M.
TOWN OF MAYFIELD TOWN HALL**

Meeting Notes

PRESENT:

x **ROBERT PHILLIPS, CHAIRMAN**
x **MALCOLM (RICK) SIMMONS, VICE CHAIRMAN**
 MARILYN SALVIONE
x **JERRY MOORE**
x **JOHN KESSLER**
x **GARY MAZZARELLI, ALTERNATE**
x **AARON HOWLAND, ALTERNATE**

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

OTHERS PRESENT: James and Donna Magiella

I. CALL MEETING TO ORDER:

The meeting was called to order at _6:30 p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETING:

DISCUSSION: None

MOTION: To approve the minutes to the November 20, 2013 meeting.

MADE BY: John Kessler
SECONDED: Malcom Simmons
VOTE: All in favor

**III. JAMES AND DONNA MAGIELDA – PUBLIC HEARING ON A
SUBDIVISION ALONG NINE MILE TREE ROAD:**

A. Background:

James and Donna Magielda own a 2.38+/- acre parcel at the intersection of Nine Mile Tree Road and NYS Route 29A (Tax Map Parcel No. 136.-1-16). The Magieldas would like to subdivide the property into two (2) building lots that are 1.155 and 1.226 acres in size respectively.

B. November 20, 2013 Meeting:

During its November 20, 2013 meeting, the Town of Mayfield Planning Board began reviewing James and Donna Magielda's subdivision application for a piece of property along Nine Mile Tree Road. 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. The approximate location of a well on the lands of Jeffrey and Carlene Stewart should be identified as well as the approximate location of a well on the adjacent lands of David and Kevin Kucel.

STATUS: Well locations have been identified on the Stewart and Kucel properties.

DISCUSSION: None

2. The location and results of percolation tests for both properties must be identified on a revised plat.

STATUS: Provided.

DISCUSSION: None

3. A location map should be superimposed in the corner of the map.

STATUS: Provided.

DISCUSSION: None

C. State Environmental Quality Review:

During its November 20, 2013 meeting, the Town of Mayfield Planning Board authorized the filing of a negative declaration under SEQR for

this proposed action. Consequently, unless new additional information has been provided, no further SEQR action is necessary.

DISCUSSION: None

D. Public Hearing:

1. The public hearing was opened at 6:34 P.M.
2. Speakers: None
3. The public hearing was closed at 6:35P.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.

DISCUSSION: None

MOTION: To approve without modifications the James & Donna Magiolda subdivision.

MADE BY: Aaron Howland

SECONDED: Malcolm Simmons

VOTE: All in favor

IV. OTHER BUSINESS:

A. Chairman's Update:

(Robert Phillips, Chairman)

Chairman Phillips thanked Jerry Moore for his years of service on the Planning Board.

It was noted that all future Board meetings would start at 6:00 unless that presented an issue for anyone and none were voiced.

It was noted that NYMIR has online training available for Planning Board members.

B. Code Enforcement Update:

(Michael Stewart, Code Enforcement Officer)

The Board was advised that there was nothing new to report on the Whipple subdivision and that Jon Close would be submitting an application for a lot line amendment in the near future.

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:50 p.m.

MADE BY: Malcolm Simmons

SECONDED: Jerry Moore

VOTE: All in favor