

TOWN OF MAYFIELD

PLANNING BOARD

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

MEETING NOTES

PRESENT:

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

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

OTHERS PRESENT: Nicole Dingman, Peggy Elmendorf, Lynn DeRose, Tim Rizzo, Chris Foss, Joe Giardino, Michele Johnson, Zack Johnson, John Johnson, Deb Ding, Michael Angus, Marie VanAllen, Ira Van Nostrand, Lori DeVoe, Fisher Sapia, Carol Jablonski, Mark Deyle, Kathy Stearns, Pete Stearns, Lane Winney, Jamie Winney

AGENDA ITEMS:

- Mary Jo & Mark Smith – Public Hearing on a Minor Subdivision (2 lots) at 355 Vandenburg Point Road (120.-2-47.1)
- Douglas J. Hayes, Jr. (Life Use) C/O Timothy W. Hayes – Public Hearing on a Minor Subdivision (2 lots) at 608 Jackson Summit Road West (87.-2-62)
- Adirondack Shed Company – Site Plan Review for Shed business at 3734 State Highway 30, corner of County Highway 106 (Black Street) (40.-6-4.3)
- Town of Mayfield Town Board – Local Law related to Fencing
- Environmental Design Partnership – Special Use Permit for Sunset Bay RV Park Expansion along Paradise Point Road (88.-4-37.12, 88.-4-18, 88.-4-21, 88.-4-53, 88.-4-20) Discussion of Traffic, Smoke, Screening, and Wells

I. CALL MEETING TO ORDER:

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

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

DISCUSSION: Mr. Enfield inquired if the Planning Board has any additional comments from the track marks he provided.

Members indicated they had no additional changes.

MOTION: To approve the minutes of the March 2025 meeting.

MADE BY: Aaron Howland

SECONDED: Rich Miles

VOTE: Unanimous in favor

III. MARY JO & MARK SMITH – PUBLIC HEARING MINOR SUBDIVISION AT 355 VANDENBURGH POINT ROAD:

A. Background:

Mary Jo and Mark Smith own 355 Vandenburg Point Road (SBL 120.-2-47.1), which is approximately 70.316 acres in size. The property is within the Moderate Intensity Land Use Classification of the Adirondack Park Agency. The applicants would like to subdivide the property into 2 lots to settle an estate.

1. Lot 1: 27.336 acres on the east side of Perriquer Road which will be conveyed to Mark Smith
2. Lot 2: 44.289 acres of the remaining area on either side of Vandenburg Point Road which will be conveyed to Mary Jo Smith.

As Planning Board Member Rich Miles is within 500' of the project, he will need to rescue himself.

B. March 2025 Planning Board Meeting:

During our March 19, 2025, meeting, the Town of Mayfield Planning Board started reviewing the abovementioned project. At that time, the Planning Board asked that the following information be provided on the plat:

1. A blown-up location Map to take into account the entire 70.316-acre parcel
STATUS: Provided.
2. Include all neighboring property owners and their Tax Map Parcel Number
STATUS: Provided on a separate sheet.

Mr. Foss stated that given the the size of the lot and all the lots around it, he felt provided an additional sheet made sense as it would be too small for board members to view.

3. Forward any information from the Adirondack Park Agency
STATUS: Mr. Enfield indicated that he spoke with Kyle Hertel, who is the permitting agent with the APA. He stated that a wetlands staff member will be out to inspect the site and map any.
4. The following language is to be provided on the plat:
 - a. "It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural and ecological value. This disclosure notice is to inform prospective residents that farming activities occur with the Town. Such activities may include, but not be limited to, activities that cause noise, dust, and odors."
 - b. "All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health and a note to this effect shall be stated on the plat and signed by a licensed engineer."

STATUS: Provided.

C. State Environmental Quality Review:

In March 2025, the Planning Board declared the project as an Unlisted Action and the Planning Board did a Coordinated Review involved and interested agencies. The following comments have been made:

Adirondack Park Agency

In a letter dated April 4, 2025 from the APA, the agency did not have any objection with the Planning Board serving as Lead Agency. However, they did mention the agency's environmental permitting is not limited by another agency's findings regarding the significance of any impact pursuant of SEQRA.

MOTION: To declare Lead Agency.

MADE BY: Grant Rauch

SECONDED: Aaron Howland

VOTE: Unanimous in favor

D. Public Hearing:

The Public Hearing was opened at 6:05 pm

Speakers: None

The Public Hearing was closed at 6:06 pm

E. SEQRA (Cont.)

Following the Public Hearing, is there any additional information that would negate the Planning Board from issuing a Negative Declaration?

DISCUSSION:

MOTION: To authorize a Negative Declaration under SEQRA for due to the following reasons:

1. The project complies with the Town's Subdivision Regulations;
 2. If and when new homes are constructed There is enough acreage to build a home, with space for a well, septic system and expansion area.
 3. There are utilities ready to service the new lot;
- To authorize the Fulton County Planning Department to fill out Part 2 & 3 of the SEAF.

MADE BY: John Kessler

SECONDED: Grant Rauch

VOTE: Unanimous in favor

F. Planning Board Action:

At the close of the Public Hearing, the Planning Board has 62 days to make a final determination. Does the Planning Board wish to make a decision at this time?

DISCUSSION: Mr. Moore requested that both plats be submitted when the Subdivision is filed.

MOTION: To approve the Subdivision of Mark Smith and Mary Jo Smith as presented.

MADE BY: John Kessler

SECONDED: Grant Rauch

VOTE: Unanimous in favor

IV. DOUGLAS J. HAYES, JR (LIFE USE) C/O TIMOTHY W. HAYES – PUBLIC HEARING ON A MINOR SUBDIVISION AT 608 JACKSON SUMMIT ROAD WEST

A. Background:

Douglas W. Hayes own 608 Jackson Summit Road (SBL 87-2-62) which is approximately 14.834 acres in size. The property is within Low Intensity Land Use Classification of the Adirondack Park Agency. The applicant would like to subdivide the property into two lots:

1. Lot 1: 2.010 acres which will include a new private well and septic system
2. Lot 2: 12.796 acres, which will include the existing home on the current lot

In July 2024, the applicant received a Variance from the Zoning Board of Appeals regarding road frontage.

B. March 2025 Planning Board Meeting:

During our March 19, 2025, meeting, the Town of Mayfield Planning Board started reviewing the abovementioned project. At that time, the Planning Board asked that the following information be provided on the plat:

1. Location Map
STATUS: Provided
2. Updated information from the Adirondack Park Agency (APA), if applicable.
STATUS: Provided. Mr. Barbosa provided the APA Approval permit.
3. Following language to be provided on the plat:
 - a. “It is the policy of this state and this community to conserve protect and encourage the development and improvement of agricultural land for the production of food and other products and also for its natural and ecological value. This disclosure notice is to inform prospective residents that farming activities occur within the Town. Such activities may include but not be limited to activities that cause noise, dust and odors.”
 - b. “All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health and a note to this effect shall be stated on the plat and signed by a licensed engineer.”

STATUS: Provided.

C. State Environmental Quality Review:

In March 2025, the Planning Board declared the project as an Unlisted Action and the Planning Board did a Coordinated Review involved and interested agencies. The following comments have been made:

Adirondack Park Agency

In a letter dated April 4, 2025 from the APA, the agency did not have any objection with the Planning Board serving as Lead Agency. However, they did state the agency’s environmental permitting is not limited by another agency’s findings regarding the significance of any impact pursuant of SEQR.

MOTION: To declare Lead Agency.

MADE BY: Aaron Howland

SECONDED: Rich Miles
VOTE: Unanimous in favor

D. Public Hearing:

The Public Hearing was opened at 6:15 p.m.

Speakers: None

The Public Hearing was closed at 6:15 p.m.

E. SEQRA (Cont.)

Following the Public Hearing, is there any additional information that would negate the Planning Board from issuing a Negative Declaration?

DISCUSSION:

MOTION: To authorize a Negative Declaration under SEQRA for due to the following reasons:

1. The project complies with the Town's Subdivision Regulations;
2. The Applicant has received approval from the Adirondack Park Agency;
3. The applicant has gone to the Town's Zoning Board of Appeals to and received a Variance on road frontage;
4. There are utilities ready to service the new lot;
5. When a new home is constructed, there is an existing well and septic, with space for an expansion area; and

To authorize the Fulton County Planning Department to fill out Part 2 & 3 of the SEAF.

MADE BY: Grant Rauch
SECONDED: Jerry Moore
VOTE: Unanimous in favor

F. Planning Board Action:

At the close of the Public Hearing, the Planning Board has 62 days to make a final determination. Does the Planning Board wish to make a decision at this time?

MOTION: To approve the Hayes Subdivision as presented.

MADE BY: Grant Rauch
SECONDED: Jerry Moore
VOTE: Unanimous in favor

V. **ADIRONDACK SHED COMPANY – SITE PLAN REVIEW FOR A RETAIL ESTABLISHMENT AT 3734 STATE HIGHWAY 30 AT THE CORNER OF BLACK STREET (40.-6-4.3):**

A. Background:

Rose Industries is looking to lease a portion of their property to Joe Giardino at 3734 NYS-30 (SBL Property 40.-6-4.3) which is approximately 1.24 acres in size. About .5 acre will be used for a to sell around 36 premade sheds. The applicant has indicated they will be putting a sign onto the property. He is looking to rent out his property at the corner of County Highway 106 (Black Street) and NYS-30. No water is slated to be used and a porta potty will be used for employees. While the property is part of the a sewer district, it will not be utilized.

The project is located within the Resource Hub and a Retail or service Establish is an allowed use under Site Plan Review. A Retail or Service Establishment can be defined as “a use or structure, not otherwise described in this Law, that provides goods and/or services directly to consumers where said goods and/or services are available for immediate purchase and removal.

DISCUSSION:

Mr. Giardino indicated that he owns the property and will be setting up pre-built Amish sheds as part of his business. He stated that the existinig site used to be a flower shop. He indicated he will be putting fresh stone down where the sheds will go.

B. Site Plan Review:

The following comments have been made in accordance with the Town’s Site Plan Review of the Mayfield Zoning Ordinance:

1. The title of the drawing, including the name and address of the applicant and person responsible for preparing said plan.
STATUS: Provided.
2. Both existing and final contours shall be shown. Unless otherwise allowed by the Planning Board, the plan shall be at a scale of 1 inch equals 50 feet, with two-foot contours showing the topography of the parcel within 100 feet of the area under review.
STATUS: Scale is 1” = 40’.
3. North arrow, scale and date.
STATUS: Provided.
4. The boundaries of the property plotted to scale. Current zoning classification of property, including exact zoning boundary if in more than 1 district.
STATUS: Provided.
5. Existing watercourses and wetlands.
STATUS: N/A
6. A grading and drainage plan, type of construction, proposed use and exterior dimensions of all buildings.
STATUS: N/A
7. The location, design, type of construction, proposed use and exterior dimensions of all buildings.
STATUS: N/A
8. The location and widths of driveways on the site and access to existing roads and highways. Location to nearest intersection of public roads to be provided. Location, design and type of construction of all parking and/or truck loading areas, including access and egress.
STATUS: Provided.
Vice Chairman Howland inquired if the gravel entrance will be removed from
9. The location and dimensions for pedestrian access.
STATUS: N/A
10. The location for outdoor storage, if any.
STATUS: N/A

11. The location, design and construction materials of all existing or proposed site improvements, including buildings, drains, culverts, retaining walls and fences.

STATUS: N/A

12. The location and size of water and sewer lines and appurtenances. Any means of water supply or sewage disposal should be described, including location, design and construction materials, and shall comply with all requirements of the New York State Department of Health and New York State Department of Environmental Conservation.

STATUS: Provided for F.C. Sewer District #2

13. The location of fire and other emergency zones, including the location of fire hydrants.

STATUS: N/A

14. The location, design, and construction materials of all energy distribution facilities, including electrical, gas, and alternative energy.

STATUS: N/A

15. The location, size, design, and type of construction of all proposed signs.

STATUS: Provided. The applicant is proposing a 4' x 8' 9' high fence for Adirondack Shed Company and Adirondack Kayak Warehouse.

DISCUSSION: Mr. Enfield indicated that, according to the Town's Zoning Ordinance, signage is indicated by parcel, not by project. He mentioned that, as there are many signs on the property, he may be over the quota.

Mr. Barbosa felt that having signage where the plaza signage is located would be the best alternative. He stated that having all signage for the property in one location will mitigate visual pollution.

Planning Board members agreed that this location made the most sense.

Mr. Enfield inquired on the kayak business and if this application also includes them.

Mr. Giardino stated it does not but wanted to use this property to promote another business he has.

Mr. Enfield indicated that Mr. Giardino should coordinate with Mr. Barbosa before the next meeting to work out logistics.

16. The location and proposed development of all buffer areas, including existing vegetative cover.

STATUS: N/A

17. The location and design of outdoor lighting facilities.

STATUS: Provided.

18. The location and amount of building area proposed for retail sales or similar commercial activity.

STATUS: 100%

19. The general landscaping plan and planting schedule.

STATUS: N/A

20. An estimated project construction schedule.

STATUS: 6 weeks.

21. State Environmental Quality Review information and completed forms as may be required.
STATUS: Provided.
22. The location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use within the adjoining property.
STATUS: Sewer Easement and possible driveway easement for adjacent property owned by Rose Industries.
23. A description of all existing deed restrictions or covenants applying to the property.
STATUS: N/A
24. A location map, to be prominently provided on the first sheet of plans.
STATUS: Not provided. Does the Planning Board wish to waive this provision.
DISCUSSION:
Chairman Kessler asked for this to be provided.
25. A signature line, to be provided for the Chairman of the Planning Board.
STATUS: N/A
26. Any other elements integral to the proposed development as deemed necessary by the Planning Board, including identification of any state or county permits required for the project's execution and the existence of any covenants governing the land.
 - A. Staffing
DISCUSSION: Mr. Giardino indicated he would employ between 3-5 employees.
 - B. Hours of Operation
DISCUSSION: Mr. Giardino indicated that the business would operate Wednesday – Sunday from 10:00 am – 5pm. He mentioned it would start off on an as-needed basis and ramp up staffing when business takes off.
 - C. Office?
DISCUSSION: Mr. Giardino mentioned that one of the sheds would serve as an office.
 - D. NYSDEC Freshwater Wetland Jurisdictional Determination Form. Is this necessary?
DISCUSSION: Mr. Enfield indicated if the Planning Board felt that a NYSDEC Freshwater Wetland Jurisdictional Determination was necessary given the fact that no ground disturbance will occur.

The Planning Board felt as though it was not necessary as no ground disturbance would occur.

C. General Municipal Law 239-m:

In accordance with NYS General Municipal Law Section 239-m, the Planning Board shall refer projects to the Fulton County Planning Board to assess any regional impacts that are within 500' of a municipal boundary, county or state existing or proposed road, a county or state existing or proposed park or recreation area, a county or a state-owned property (existing or proposed, on which a public building or institution is located), or a farm operation located within an agricultural district. Project referrals include Site Plan, Special Use Permit, Zoning Amendments, Comprehensive Plans, or other authorizations, which the Board may issue under zoning provisions.

Does the Planning Board feel as though this project is ready to go to the Fulton County Planning Board?

MOTION: To forward the project to the Fulton County Planning Board.

MADE BY: Aaron Howland

SECONDED: Rich Miles

VOTE: Unanimous in favor

D. State Environmental Quality Review:

Section 617.1 of 6 NYCRR states that, the basic purpose of SEQR is to incorporate the consideration of environmental factors into the existing planning, review, and decision-making processes of State, regional, and local government agencies at the earliest possible time. To accomplish this goal, SEQR requires that all agencies determine whether the actions they directly undertake, fund or approve may have a significant effect on the environment, and if it is determined that the actions may have a significant effect, prepare or request an environmental impact statement. Under these terms, the review of a Site Plan application is subject to SEQR. Therefore, the following issues must be addressed:

1. Does the Planning Board feel that the Short Environmental Assessment Form, provided by the applicant, has been completed adequately?

Chairman Kessler asked that the #4 be amended to include Residential.

2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?
3. Type I or an Unlisted Action: Section 617.6 (b)(3) of 6 NYCRR states that, when an agency proposes to directly undertake, fund or approve a Type I or Unlisted Action undergoing a Coordinated Review with other Involved Agencies, it must, as soon as possible, transmit Part I of the Environmental Assessment Form, completed by the Project Sponsor, or a Draft Environmental Impact Statement (DEIS) and a copy of any application that has been received to all Involved Agencies and notify them that a Lead Agency must be agreed upon within thirty (30) calendar days of the date the Environmental Assessment Form or DEIS was transmitted to them.

Type II Action: A Type II Action is categorically excluded from SEQR. These actions have been determined not to have a significant adverse impact on the environment. Once an action is determined to be a Type II, no further environmental review is required. Section 617.5(c) provides the following actions that are not subject to a Type II Action.

4. It is recommended that the project be classified as an Unlisted Action. Does the Planning Board feel as though a Coordinated Review is necessary?

MOTION: To classify the project as an Unlisted Action and do an Uncoordinated Review.

MADE BY: John Kessler

SECONDED: Aaron Howland

VOTE: Unanimous in favor

E. Planning Board Action:

Article X of the Town of Mayfield Zoning Law indicates that within 62 days from the time the Planning Board determines that a preliminary plat for a proposed subdivision is complete, it shall hold a public hearing on the application. Said hearing shall be advertised in a newspaper of

general circulation in the Town at least ten (10) days before such hearing. Does the Planning Board wish to schedule a Public Hearing at this time?

MOTION: To schedule a Public Hearing for Adirondack Shed Company on Wednesday, May 21, 2025.

MADE BY: Rich Miles

SECONDED: Jerry Moore

VOTE: Unanimous in favor

VI. TOWN OF MAYFIELD TOWN BOARD – LOCAL LAW PERTAINING TO FENCING:

The Town Board is considering enacting a Local Law pertaining to Fencing within the municipality. To seek input, prior to Public Hearing, the Town Board has asked the Planning Board to review and offer comments.

DISCUSSION: Council Member DiSiderio gave a brief introduction on the proposed law. He stated that there was a concern with a resident with fence in a residential area. He mention that, as the Town does not have a law on the books he decided that the there should be something on the books. Council Member DiSiderio stated that he reviewed laws in other communities and drafted a law using some of their language.

Planning Board members expressed concern on why a fence law was necessary as it might be considered as overly policing property owners, especially with those in properties in the more rural parts of the Town.

Chairman Kessler indicated that the CEO has enough on his plate to handle another law.

Vice Chairman Howland stated that there should be provision for silt and construction fence while construction was active. He indicated that property owners might see a construction fence as actual fencing.

Mr. Barbosa stated that this could be part of the permitting process for the construction of a property.

Vice Chairman Howland also asked that the verbiage for canvas fencing be changed to geotextile.

Vice Chairman Howland stated that during the Planning Board review process they have, at times, requested a stockade fence along a roadway or front of a property. He mentioned the new law states that fencing has to be 4' in height.

Mr. Barbosa asked that, in addition to Special Use Permits (SUP), Site Plan Review also be included. He stated that within the Zoning Code there are provisions for the Planning Board to determine fencing and that it should not be exclusive to SUP.

Mr. Rauch stated that in residential areas at corners fencing is at 3' in height to allow for vehicles to see over.

Mr. Moore expressed that there may need to be revisited.

Mr. Rauch stated that the current law considers fencing an accessory or auxiliary structure and may need to be evaluated. He mentioned that he has several rock walls on his property and

Mr. Rauch stated that a fence should not be listed a an accessory structure.

Chairman Kessler stated that some lots within the Town are quite small and that having a one-foot setback may not be feasible.

Mr. Enfield indicated that some communities allow fencing to be put at the property line.

A resident asked if they could make a comment on the proposed law.

Mr. Enfield stated that comments can be directed to the Town Board and Code Enforcement Office. He mentioned that the Planning Board does not have a final say on the project and was given the law for input. Mr. Enfield also mentioned that the Town Board will be holding a Public Hearing on the matter and residents can do so at that time.

POST MEETING NOTE:

- *Some Board Members reviewed the images, which led the Town to consider that having a law on fencing may be a good idea.*
- *Council Member DiSiderio and Mr. Enfield discussed the potential of looking at fencing regulations within specific zoning districts that have a higher concentration of residential and commercial properties.*

VII. ENVIRONMENTAL DESIGN PARTNERSHIP – SPECIAL USE PERMIT FOR AN RV PARK EXPANSION (SUNSET BAY RV PARK) ALONG 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.-4-18, 88.-4-37.12 and 38.-4-21). 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 be to include an entrance along NYS-30, where a curbcut is currently located.

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 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 3 or more campsites for tents or any other similar form of outdoor accommodations, which are used as temporary living quarters.

The project is within the Adirondack Park and classified under the Moderate Intersity Use of the Adirondack Park Agency.

There are parcels within 500' that are enrolled into Fulton County Agricultural District #1, and no wetlands have been identified on the idenified parcels.

B. March 2025 Meeting:

During the March 19, 2025, the Planning Board heard continued reviewing the abovementioned project. The Planning Board recognized there were outstanding questions from the Public Hearing before it was paused and items to be discussed and tabled further discussion until next month... however, the Planning Board would like to spend the April 16, 2025, meeting to table able the following topics: (1) Traffic; (2) Smoke from personal fire pits; (3) Screening/Fencing; and (4) Wells:

DISCUSSION:

Mr. Enfield stated that after the last meeting, he, Chairman Kessler, Vice Chairman Howland, Rick Becker, Lori DeVoe, Travis Mitchell, Norm Barbosa met on site to discuss the bigger

concerns brought up at the last meeting. He stated that there was a general agreement and wanted to only discuss these matters with the Planning Board.

C. Futher Discussion:

Traffic:

Mr. Enfield stated that Ms. DeVoe is currently looking to alternatives for the tags, such as stickers. He mentioned this was a result of the comment of someone giving the tag to another person to come in.

Mr. Enfield stated that the applicant plans to construct a gate/barrier between the current section and the proposed section which only staff and emergency officials will be able to access (Gate 5). He stated that it will force the new residents to use only NYS-30, unless there is an emergency.

Mr. Enfield mentioned that Gate 1 on the western part of Paradise Point Road and Gate 2 which is connected to the entrance of the current section will only be utilized by new residents should they need to evacuate the site.

Mr. Enfield also discussed the the Planning Board desire on having a traffic analyst be brought in to be a part of the implementation process for the first few years. He stated that in speaking with the owner of the property he suggested this may be a good idea should residents point the finger at Sunset Bay on increased traffic, when in fact the traffic may actually be coming from population growth along Paradise Point Road and adjacent neighborhoods.

Smoke:

Ms. DeVoe stated that she spoke with the residents that spoke out at the Public Hearing. She mentioned that the smoke concerns do not happen all the time.

Ms. DeVoe mentioned that the RV Park is looking into signage and language regarding use of a fire. She noted that they are looking at adding air quality index at the gate and various locations, similar to what you would see at a National Park. She also mentioned that putting this language.

Mr. Moore stated that pine tends to smoke more than dry hardwood. He suggested that hardwood be used instead of softer wood.

Ms. DeVoe mentioned that the RV Park currently does not allow gabage or other detritus to be burned in the fire pits. She stated that they recommend hardwood be used, and there is a person who brings in hardwood to the campsite for purchase. Ms. DeVoe stated that this individual inspects the campsites to the best of their ability for hardwood.

Mr. Miles inquired if residents can bring their wood into the site.

Ms. DeVoe mentioned that they are allowed

Planning Board members had a back-and-forth conversation.

Mr. Miles indicated that RV Park fires are no different from a residential are on camp fires

Vice Chairman Howland stated that the lot sizes are larger, while this is the case. He mentioned that the minimum lot size is 1 acre, and the lots at the RV Park are much smaller, which has increased the campfire.

Mr. Jankowski suggested that perhaps the lot sizes should be bigger.

There was concern among the applicant and the Planning Board that NYSDOH dictates lot sizes for RV Parks.

Vice Chairman Howland also suggested having fires by sections.

Mr. Miles stated that he does not want to overstep the Planning Board's authority.

Mr. Enfield suggested that maybe a stipulation be added to monitor the smoke of the fires.

Mr. Miles recommends adding language to the Rules and Regulations on the fires.

Ms. DeVoe mentioned she would speak to management.

Ms. DeVoe stated that she researched other sites regarding fire pits. She mentioned that the ones she examined did not have any regulations.

Fencing and Screening:

Older Section:

Mr. Enfield reminded Planning Board members that as a result of the Public Hearing, the public and certain board members did not like the geotextile fabric that was in place during the winter months as an option.

Mr. Enfield presented the board with copies of the Environmental Design Partnership's schematics of the proposed fencing. He stated that the goal is to put up wooden fence sections as well as arborvitaes with a wire right-of-way fencing that will be placed behind the trees.

Mr. Jankowski asked that there be more screening so that the former JCC Site can sell their condos faster, indicating a slab on the corner of Lakeview Road and Paradise Point Road that has not be built.

Mr. Jankowski also indicated that neighbors do not want dogs or cars along Paradise Point Road.

After a back and forth conversation, the Mr. Enfield inquired on what the Planning Board desires for screening on this section of the RV Park.

Mr. Miles indicated that the applicant has not a good job to remedy the project, indicating that the geotextile fence was a temporary fix.

New Section:

Mr. Enfield mentioned that the applicant is planning on having a 4' vinyl coated chainlink fence that will be on the front of with a mix of vegetative screening along Paradise Point Road.

Mr. Enfield reminded the Planning Board that the Adirondack Park Agency, Planning Board, and Fulton County Senior Planner has requested additional points to be shows as part of the screening process. He indicated that his visuals will be provided at a later date.

Wells:

Mr. Enfield stated that the applicant was planning on using Hanson Van Vleet who Lamont Engineering has used before. He indicated that specific property owners will be selected as part of the monitoring process, which includes Lexington ARC. Mr. Enfield stated that this test is very robust and should there be a concern from Department of Health, who oversees the permitting of RV Parks that the applicant will not receive their permit.

Vice Chairman concurred with Mr. Enfield on the process being robust, stating that it usually lasts 72 hours. He stated he has had to give one of those tests years ago.

D. Planning Board Action:

MOTION: To table further review of the project.

MADE BY: Rich Miles

SECONDED: Aaron Howland

VOTE: Unanimous

VIII. OTHER BUSINESS:

A. Code Enforcement Officer:

Mr. Barbosa stated that Tim Rizzo is looking to construct the Upstate Ice Plex within the Town, though no location has been given. He provided conceptual images as well as read a statement from Mr. Rizzo. Mr. Barbosa mentioned that Mr. Rizzo is looking at a Planned District Development of the project.

IX. CLOSE OF THE MEETING:

MOTION: To close the meeting at 7:35 p.m.

MADE BY: Grant Rauch

SECONDED: Rich Miles

VOTE: Unanimous in favor