

**TOWN OF MAYFIELD PLANNING BOARD
JUNE 15, 2016
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**JOHN KESSLER, CHAIRMAN
AARON HOWLAND, VICE CHAIRMAN
MARILYN SALVIONE
ROBERTA RICCIARDI
JERRY MOORE
FREDERICK CASTIGLIONE, ALTERNATE**

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

OTHERS PRESENT:

**VINCE COLLETTI, COUNCILMAN
BOB KAZMIERSKI
FRANK OWENS, P.E., REXFORD ENGINEERING
JOHN KLEKOVIC, P.E., REXFORD ENGINEERING
CARL RUST
FRANK TOKAROWSKI**

I. CALL MEETING TO ORDER:

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

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes to the March 16, 2016 meeting.

MADE BY: Aaron Howland
SECONDED: Roberta Ricciardi
VOTE: 5 in favor, 0 opposed

III. ROBERT KAZMIERSKI – SITE PLAN FOR EXPANSION OF WILDLIFE SPORTS AND EDUCATIONAL MUSEUM ALONG NYS ROUTE 30:

A. Background:

Robert Kazmierski is proposing to construct a 13,200+/- sq. ft. addition to the Wildlife Sports and Educational Museum along the east side of NYS Route 30 in the Town of Mayfield (Tax Map Parcel No. 152.-6-1.12). The project will not only involve the building addition, but will include the installation of alarmed septic holding tanks, the construction of an access roadway along the northwest side of the proposed addition, a water storage facility and pump station and several stormwater management improvements.

Frank Owens, P.E., Rexford Engineering, introduced himself and John Klekovic, P.E. to Planning Board members. Mr. Owens reviewed Mr. Kazmierski's proposed expansion project at the Wildlife Sports and Educational Museum. He talked about some of the improvements to be made on the property and the fact that the facility will have a sprinkler system. He indicated that the site currently has 23% impervious surface, which will eventually increase to 26% as a result of this project. He talked about the existing stormwater management system on the property. He noted that the outlet pipe for the catchbasins that collect water in the parking area is buried and will need to be dug up and repaired.

Planning Board Chairman John Kessler asked how many gallons the stormwater detention pond would hold?

Mr. Owens indicated that he did not know the exact amount but noted that the pond will be large enough to account for not only the 26% of impervious surface on the property but additional impervious surface if the 97 additional parking spaces are constructed in the future.

Mr. Kessler asked how algae buildup would be prevented in the pond?

Mr. Owens explained that NYSDEC requires a maintenance plan for the facility. He distributed a copy of the Stormwater Management Plan including the maintenance plan to Board members.

Mr. Owens noted that a rain garden will also be constructed near the entrance driveway as an additional buffer for stormwater management.

Mr. Owens pointed out that once the project is complete, all of the trailers on the property will be removed. He indicated that the trailers

contain displays that will be used in the museum so they cannot be moved until the proposed addition is constructed.

Mr. Owens talked about the existing septic system that contains three (3) underground septic tanks. He explained how the proposed system will tie into that infrastructure. He explained that the system will need to be periodically pumped out and will essentially have a 5-tank volume with an alarm system on the last tank.

Town Code Enforcement Officer Mike Stewart asked if the percolation and pit tests would be performed in the proposed septic field area on the south side of the building in case it is needed at some future date?

Mr. Owens indicated that he would provide the percolation and pit test results for that area.

Mr. Stewart noted that, although the Town is hoping that municipal water and sewer services become available along NYS Route 30, there is no guarantee that municipal infrastructure will become available.

Mr. Owens stated that he felt the existing 127 parking spaces on the property will be sufficient to handle the expected visitor traffic for the museum. He talked about the fact that there is no specific parking standard in the Town of Mayfield's Zoning Code and referenced regulations from other codes that would require approximately 121 off-street parking spaces for this type of use.

Mr. Kessler asked if bus parking would be provided?

Mr. Owens indicated that he had not considered separate spaces for buses, but could do so if the Planning Board wished. He explained that if a school bus or tourist bus came to the museum, it would simply use multiple parking spaces.

Planning Board Member Aaron Howland asked if the detention pond was large enough to handle 97 additional parking spaces if they are needed in the future?

Mr. Owens confirmed that the pond has been sized to accommodate that potential increase in impervious surfaces.

Mr. Geraghty asked for a clarification on how the rain garden would provide additional buffer for the stormwater management system?

Mr. Owens noted that the current stormwater collection system in the parking lot does not work properly. He noted that, by digging up the

outlet pipe and replacing it, he hopes that the system will function properly. He indicated that the rain garden will simply provide additional green infrastructure to handle stormwater flow.

B. May 20, 2015 Meeting:

During its May 20, 2015 meeting, the Town of Mayfield Planning Board reviewed Mr. Kazmierski's concept plan for expanding the Wildlife Sports and Educational Museum. At that time, the Planning Board asked that the following information be provided on a revised Site Plan drawing before commencing with the review of the application:

1. Percolation and pit test results for the property, along with a septic system design for the building, must be included on the Site Plan drawing.

STATUS: Provided. However, the septic system that is now being proposed for the site is different from the original system. The new proposal calls for the installation of a 1,500 gallon septic tank and a 1,000 gallon pump tank that will be connected to the existing system. These tanks will need to be periodically pumped out. The applicant is hoping that this system will be sufficient to serve the property until municipal water and sewer services become available along NYS Route 30. An alternate location for a septic field has been identified. However, no percolation or pit tests have been performed in that area.

DISCUSSION: Mr. Geraghty asked if the proposed septic system has long-term viability in the event that municipal water and sewer services never materialize along NYS Route 30?

Mr. Owens indicated that the existing septic tanks will need to be inspected to make sure that the proposed system will function properly. He pointed out that, in the event that the system does not function properly, those existing tanks could be replaced or the new system could be tied into a leach field on the south side of the building.

Mr. Klekovic confirmed that the pump size for the septic system is large enough to pump wastewater around the building to the proposed location of a septic field.

2. A Stormwater Drainage Plan for the site must be included with the Site Plan submittal.

STATUS: A Stormwater Management Plan for the site has been provided. The Plan calls for the construction of an extended detention pond along the north side of the property which will handle stormwater

flow from the parking areas. The rooftop drains will be directed towards the east side of the property into an adjacent wetland area.

DISCUSSION: Planning Board Member Jerry Moore asked if stormwater collected in the parking lot would go directly to the detention pond before entering the wetland area? He expressed a concern that, if there was a gasoline spill in the parking lot, stormwater could directly enter the wetland area.

Mr. Owens confirmed that the stormwater collected in the parking lot area will be directed to a detention pond where any gasoline or other type of spill could be mitigated before the water flows into the wetland area.

3. A notation should be placed on the drawing indicating that the 97 future parking spaces shown on the drawing will only be constructed if additional parking for the facility becomes necessary at some future date.

STATUS: A table has been added to the drawings noting that the 97 additional spaces shown on the drawings are identified as potential future parking spaces.

DISCUSSION: The Planning Board had no further discussion on this issue.

4. If any additional lighting is to be provided on the property, its design and location should be noted on the revised drawing.

STATUS: The location of all existing parking lot lights have been shown on the Site Plan drawings. The location of exterior lighting on the buildings has not been noted.

DISCUSSION: Mr. Owens indicated that he would provide the Planning Board with an elevation drawing showing the location of lighting on the exterior of the building. He indicated that there is an additional light over the entrance doors that will need to be added to those drawings.

5. A notation should be made on the Site Plan drawing indicating that once the expansion of the Wildlife Museum has been completed, all tractor trailers will be removed from the property.

STATUS: A notation has been added indicating that the trailers will be removed from the property at the completion of the expansion. However, it appears as though the 11 tractor trailers shown on Site Plan drawings

will be moved to a different location on the property before eventually being removed from the site?

DISCUSSION: The Planning Board recognized that this issue had already been discussed.

6. The location of any outdoor storage areas shall be properly noted on the drawings.

STATUS: There are no outdoor storage areas identified on the Site Plan drawings.

DISCUSSION: Mr. Kazmierski indicated that, since he would not be serving any food in the museum, he didn't feel he needed a dumpster for the property.

7. The location and design of any signage to be included on the property should be identified.

STATUS: There is no additional signage proposed for the site.

DISCUSSION: Mr. Kazmierski indicated that he didn't intend to add any additional signage to the site at the present time.

8. More detailed information regarding the front façade of the building should be provided on an elevation drawing.

STATUS: No building elevation drawings have been provided for the Planning Board to review.

DISCUSSION: Mr. Owens indicated that he would provide the Planning Board with an elevation drawing for the building.

9. Topographic features for the property should be included on the Site Plan drawings.

STATUS: The topography is shown on the Sediment and Erosion Control Plan.

DISCUSSION: The Planning Board had no further questions regarding this issue.

10. A notation should be made on the drawing indicating what the additional space in the building will be used for.

STATUS: Provided.

DISCUSSION: The Planning Board had no further questions regarding this issue.

11. If there are any plans for outdoor display areas or activities, they should be noted on the Site Plan drawing.

STATUS: There are no plans for outdoor display areas identified on the Site Plan drawings.

DISCUSSION: Mr. Kazmierski explained that he has no immediate plans to have an outdoor display area. The Planning Board seemed to feel that if occasional activities occurred outside of the museum, it would not be a relevant issue.

12. A landscaping plan, along with a planting schedule, should be provided.

STATUS: A landscaping plan and planting schedule for a rain garden on the project site has been identified. There are no other landscaping improvements proposed.

DISCUSSION: Mr. Owens pointed out that the rain garden will be the only area where additional landscaping is installed on the site. The Planning Board was comfortable with the location and design of the proposed rain garden.

13. An estimated project construction schedule must be provided.

STATUS: ?

DISCUSSION: Mr. Owens passed out a detailed construction schedule for the project. He pointed out that he would like to see the project concluded in 2017.

C. 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?

DISCUSSION: The Planning Board felt that the Short Environmental Assessment Form had been completed adequately.

2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?

DISCUSSION: The Planning Board did not ask for any additional information with the Short Environmental Assessment Form.

3. Section 617.6 (b)(3) of 6 NYCRR states that, when an agency proposes to directly undertake, fund or approve a Type 1 or Unlisted Action undergoing a Coordinated Review with other agencies, it must, as soon as possible, transmit Part 1 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.

MOTION: To classify the proposed project as an Unlisted Action and to propose that the Town of Mayfield Planning Board act as the Lead Agency for the purpose of issuing a Determination of Significance under SEQR and to offer the other Involved Agencies twenty-five (25) calendar days to comment on the proposed action or the Planning Board's proposal to act as Lead Agency.

MADE BY: Roberta Ricciardi
SECONDED: Aaron Howland
VOTE: 5 in favor, 0 opposed

D. Planning Board Action:

In accordance with Section 906 of the Town of Mayfield Zoning Law, the Planning Board shall fix a time within sixty-two (62) days from the day the Planning Board determines an application for site plan review to be complete for a public hearing on the application for site plan approval.

Consequently, does the Planning Board feel that it has sufficient information to schedule a public hearing on Robert Kazmierski's Site Plan for an expansion of the Wildlife Sports and Educational Museum?

MOTION: To schedule a public hearing on Robert Kazmierski's Site Plan for an expansion of the Wildlife Sports and Educational Museum along NYS Route 30 for 6:00 p.m., Wednesday, July 20, 2016.

MADE BY: Aaron Howland
SECONDED: Marilyn Salvione
VOTE: 5 in favor, 0 opposed

IV. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:35 p.m.

MADE BY: Roberta Ricciardi
SECONDED: Jerry Moore
VOTE: 5 in favor, 0 opposed