

TOWN OF MAYFIELD PLANNING BOARD MEETING

**WEDNESDAY, SEPTEMBER 18, 2024
6:00 P.M.**

NOTES

PRESENT:

- X JOHN KESSLER, CHAIRMAN**
- X AARON HOWLAND, VICE-CHAIRMAN**
- X RICHARD MILES**
- X JERRY MOORE**
- X GRANT RAUCH**
- X DAVID JANKOWSKI, ALTERNATE**
ALTERNATE (VACANT)

- X RALPH DESIDERIO, TOWN COUNCILMEMBER, PLANNING BOARD LIAISON**
- X NORMAN BARBOSA, CODE ENFORCEMENT OFFICER**
- X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER**

OTHERS PRESENT:

Dave Bogardus
Pete Stearns

Brandon Ferguson
Chris Longo

Kathy Stearns
Mike Angus

AGENDA ITEMS:

- 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)
- Chris Longo - Concept Review – Site Plan Review for a Multi-Family Dwelling(Mayfield Vistas) at 2364 State Highway 30 at the corner of Jackson Summit Road (104.-1-12)

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 pm

II. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the August 2024 meeting.

MADE BY: Rich Miles
SECONDED: Grant Rauch
VOTE: Unanimous

III. ENVIRONMENTAL DESIGN PARTNERSHIP – SPECIAL USE PERMIT FOR AN RV PARK EXPANSION 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 Town of Mayfield 2017 Zoning Ordinance, an RV Park/ Campground is defined as Any parcel of land that 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 Intensity 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 identified parcels.

DISCUSSION:

Mr. Ferguson of EDP gave an introduction to the project and stated that the 363 units will be added to the current 299 along Paradise Point Road. He stated that the main entrance will be along NYS-30 for the new units which will have a breakaway fence between the two sections.

Mr. Miles inquired if emergency services would be able to access the two sections.

Mr. Ferguson indicated they would be able to.

Me. Rauch mentioned that working with emergency vehicles on accessing the secondary exit of the current section would be beneficial as there needs to be specific number of entrances per the International Fire Code.

Mr. Ferguson also indicated that the entrance on Paradise Point Road will be pushed further west and will have the ability for 10 vehicles to queue up to not cause traffic issues on the local road.

Chairman Kessler inquired about the garbage and if it would be moved to NYS-30.

Mr. Bogardus indicated that the applicant met with property owner Tim Delany and looked at the feasibility of moving the garbage there.

Mr. Enfield indicated that the Sunset Bay staff go around to each unit and pick up garbage on a daily or several times a week.

Vice Chairman Howland inquired about the road width.

Mr. Ferguson stated that it would be the same as Woods Hollow RV Park.

Mr. Enfield indicated that as this project is an expansion to the current park, some corrective actions can be looked at to the old section. He stated that as the RV Park predated zoning there would be updates to the fencing so visitors are not allowed to get in through gaps in the fencing.

Mr. Barbosa stated he is working with the applicant and the Town of Mayfield Highway Superintendent on what would be necessary to achieve this. He mentioned there would be sample updates done fall 2024.

Vice Chairman Howland stated that he would not like construction vehicles to be on Paradise Point Road.

Councilmember DeSiderio stated that it may be difficult as the Boralex Solar Project on Jon Close's property will be accessing Paradise Point Road for construction.

Vice Chairman Howland inquired if the new lots will be connected to a septic system.

Mr. Ferguson indicated that the new lots will be connected to the sewer line going up NYS-30 and the older section will be connected to the current septic system.

Mr. Jankowski mentioned that you should not hold your breath that the sewer will not be coming to Sunset Bay portion of Route 30 anytime soon.

B. June 19, 2024 meeting:

During the meeting, the Planning Board was made aware that McClaren Engineering is no longer involved in the project, a letter from EDP dated September 4, 2024, indicated that Mike Becker, the applicant is pulling the old application.

During the meeting the Planning Board was made aware of preliminary calls that have occurred with NYS DOT Region 2.

The Planning Board also indicated that they wished to have a third-party engineer review the project and Lamont Engineering will be handling this for the project.

DISCUSSION:

Mr. Enfield stated that for the October meeting a representative of Lamont will be at the October meeting with preliminary review of the plans.

Mr. Ferguson stated that the Traffice Report is still being finalized, which will use Paradise Point Road and NYS-30.

C. Fulton County Agricultural District #1:

In accordance with Section 305-a of Article 25AA of the Agriculture and Markets Law of New York State, a Site Plan subdivision application for a piece of property within an Agricultural District containing a farm operation or on property within 500' of a farm operation located in an Agricultural District must include an Agricultural Data Statement. All Agricultural District property owners within 500' of the project site must receive notice of the proposed action. It has been identified that the following property owners are within 500' of the proposed project:

MOTION: To send property owners an Agricultural Data Statement as their properties are within 500' of the proposed project.

MADE BY: Jerry Moore

SECONDED: Grant Rauch

VOTE: Unanimous

D. Adirondack Park Agency:

As the project is within the APA, a Jurisdictional Inquiry Form (JIF) will be necessary.

DISCUSSION:

Mr. Ferguson indicated that a JIF will be submitted to the APA prior to the next meeting.

E. State Environmental Quality Review Act (SEQRA):

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?
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 a Type II Action Under SEQRA per 617.5(c)(45) as the project is a Class A regional project within the Adirondack Park Agency and their environmental review will be more robust than at the local level.

MOTION: To classify Sunset Bay's Special Use Permit Applicant for an Expansion of an RV Park along Paradise Point Road as a Type II Action 617.5(c)(45) and to notify the Adirondack Park Association of such action.

MADE BY: John Kessler
SECONDED: Rich Miles
VOTE: Unanimous

F. Fulton County Planning Department Review:

DISCUSSION:

Mr. Enfield indicated the Planning Board should hold off on a review of the criteria under the Special Use Permit until the October 2024 meeting, when Lamont Engineering will be present.

G. Planning Board Action:

While the Planning Board will be doing a Type II Action under SEQRA, it is recommended to also receive input from local interested agencies as well. Who does the Planning Board recommend information be sent to?

DISCUSSION:

The Planning Board had a back and forth conversation and indicated that the Planning Board should seek comments from the following Identified Agencies:

1. Town of Mayfield Highway Superintendent
2. Town of Mayfield Historian

3. Mayfield Historical Society
4. Mayfield Volunteer Fire Department #2
5. Fulton County Sheriff's Department

MOTION: To forward project information to the above agencies who the Planning Board has identified as local interest and table further action until more information has been provided and Lamont Engineering has reviewed

MADE BY: Aaron Howland
SECONDED: Grant Rauch
VOTE: Unanimous

IV. EMPIRE ENGINEERING, PLLC - CONCEPT REVIEW ON A SITE PLAN REVIEW FOR A MULTI-FAMILY DWELLING (MAYFIELD VISTAS) AT 2364 STATE HIGHWAY 30 AT THE CORNER OF JACKSON SUMMIT ROAD:

A. Background:

Chris Longo owns 2364 State Highway 30 (SBL 104.-1-12) at the corner of Jackson Summit Road which is approximately 13.634+/- acres in size. He is seeking to construct 36 dwelling units. There is 66 parking spaces, 6 of which are ADA compliant as well as a covered garage. The multi-family dwellings will have a porch on the second floor.

The property is located within the Resource Hub Zoning District and a Multi-Family Dwelling is allowed use within the Town of Mayfield under Site Plan Review. A Multiple Family Dwelling is defined as "a building or portion thereof designed for year-round occupancy and containing separate dwelling units for three or more families living independently of each other, including apartment houses, town houses."

The property is also located with Adirondack Park and is classified as a low intensity per the Adirondack Park Agency. In July 2022 the Town Board co-sponsored that that property that would allow for changing from Low Intensity to Hamlet classification should Public Sewer be available.

DISCUSSION:

Mr. Longo gave an overview of the concept that he has been working with Code Enforcement and the Fulton County Planning Department for a few months. He indicated that the area he is focusing on for development will be between Jackson Summit Road, NY-30, and the stone wall; he mentioned the remaining areas will be unused given the presence of wetlands.

Mr. Longo indicated that he currently has an application in with the APA to reclassify which has been endorsed by the Town of Mayfield Town Board in 2022.

Mr. Moore indicated that documentation of this should be submitted to the Planning Board to review.

Mr. Enfield inquired if the Jurisdictional Form has been submitted.

Mr. Longo indicated it had been.

Mr. Longo stated the the remaining items necessary to receive designation would be the presence of the sewer. He indicated that he hopes to connect to Phase I of the sewer going up NYS-30 and would add a private line along North Main Street Extension to do so.

Mr. Longo mentioned that he is in discussion with the Village of Mayfield to connect to the water line near Mayfield Elementary School. However, he stated that there is a substandard line that would need to be replaced.

Chairman Kessler inquired if the project was going to be Townhouses or Condos?

Mr. Longo stated that the project will be Condos with an HOA.

Mr. Rauch inquired the size of each unit.

Mr. Longo mentioned they would be 2 -3 bedroom units, roughly 1500 – 1600 sq. ft. in size.

Mr. Longo stated that Phase I will be in the rear and Phase II will be along NY-30.

Mr. Jankowski inquired if Mr. Longo had considered adding sidewalks to the project.

Mr. Longo indicated that he would have a space dedicated for them, but given that there is nothing to connect to, it would not be necessary to have it added to the Site Plan.

Mr. Jankowski inquired about the target demographic of the condos.

Mr. Longo indicated that 30% will be young professionals, 30% will be retirees, 30% will be seasonal, and potentially 10% will be family-oriented. He cited the amenities nearby such as the Great Sacandaga Lake, Adirondacks, Oak Mountain, and Royal Mountain.

Mr. Enfield stated that the full parcel must be shown on the Site Plan.

Mr. Enfield mentioned the Longform Environmental Assessment Form will be necessary for this project should the Planning Board be conducted SEQR. He stated that given the project, the Planning Board could do a Type II Action given the classification under the Adirondack Park Agency.

Mr. Longo provided the long form and indicated that he wished that the Planning Board conduct SEQR.

Mr. Enfield inquired on outdoor storage?

Mr. Longo stated there would not be.

Mr. Enfield inquired if boats or jet skis would be allowed in the outdoor parking area.

Mr. Longo stated that boats would or jet skis would not be allowed in outside parking areas.

Mr. Enfield stated for traffic purposes, it would be best to have one entrance on Jackson Summit Road.

Mr. Enfield pointed out there is an encroachment of property owner Jeffrey D. Smith 2346 NYS 30 (104.-1-10).

Chairman Kessler questions garbage pick up and if it would be residential or commercial given the Homeowners Association (HOA) for the condos.

Vice-Chairman Howland indicated it would be considered commercial and the applicant would have to hire an outside entity to handle pick up.

Mr. Miles stated if that was the case then a garbage location would need to be placed on the Site Plan.

Mr. Barbosa mentioned he would look into this with Highway Superintendent Jeff Martin and would get back to the Planning Board at a future Meeting.

B. Fulton County Planning Department Review:

Town of Mayfield Site Plan Review:

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: Provided.
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. The Site Plan should reflect it is in the Resource Hub not C-1 Zoning District.
5. Existing watercourses and wetlands.
STATUS: Partially Provided on the Site Plan.
6. A grading and drainage plan, type of construction, proposed use and exterior dimensions of all buildings.
STATUS: Will need to be provided.
7. The location, design, type of construction, proposed use and exterior dimensions of all buildings.
STATUS: Partially Provided. Applicant will update the planning board of design at the following meeting.
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.
9. The location and dimensions for pedestrian access.
STATUS: potential area for sidewalks.
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: will need to be provided.

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: Not Provided.

Mr. Longo indicated that he is working with the Village of Mayfield for water and Fulton County regarding tapping into Sewer District #5.

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 alternate energy.

STATUS: ?

Mr. Enfield inquired if the roof will be including solar panels on the roof?

Mr. Longo indicated that most likely they will not.

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

STATUS: Mr. Longo indicated there may be a sign but has no real plans for one.

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

17. The location and design of outdoor lighting facilities.

STATUS: ?

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

STATUS: Will there be a sales office for the Town

19. The general landscaping plan and planting schedule.

STATUS: Will need to be provided.

20. An estimated project construction schedule.

STATUS: Mr. Longon indicated it would start in the spring of 2025 and take roughly 3-4 years.

21. State Environmental Quality Review information and completed forms as may be required.

STATUS: Provided at the meeting.

The Planning Board agreed to commence SEQRA process during the October meeting.

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: Mr. Longo indicated there is an easement with the neighboring property at 2362 NY-30.

23. A description of all existing deed restrictions or covenants applying to the property.

STATUS: See #22.

24. A location map, to be prominently provided on the first sheet of plans.
STATUS: Provided.

25. A signature line, to be provided for the Chairman of the Planning Board.
STATUS: N/A

V. OTHER BUSINESS:

A. Town Board Liason

Councilmember DeSiderio indicated that the Battery Storage working group and may have an outside lawfirm take a look at the law.

Mr. Enfield reminded him that it will need to go before the Fulton County Planning Board under GML 239-m.

B. Fulton County Planning Department:

Mr. Enfield inquired on the DeRocker Subdivision and where it stood.

Mr. Barbosa stated he will follow up with the applicant.

VI. CLOSE OF THE MEETING:

MOTION:

To close the meeting at 7:47

MADE BY:

John Kessler

SECONDED:

Grant Rauch

VOTE:

Unanimous