

**TOWN OF MAYFIELD PLANNING BOARD  
SEPTEMBER 21, 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  
CLIFTON VICKERS, ALTERNATE**

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

**OTHERS PRESENT:**

**RICKY DICKENSON  
2 NEIGHBORS**

**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 July 20, 2016 meeting.

MADE BY: Aaron Howland

SECONDED: Jerry Moore

VOTE: 5 in favor, 0 opposed

### **III. RICKY DICKENSON – HOME OCCUPATION ALONG BROWER ROAD:**

#### **A. Background:**

Ricky Dickenson would like to have a Home Occupation on his property at 121 Brower Road in the Town of Mayfield (Tax Map Parcel No. 120.-2-74.2). The business involves cutting up wild game such as deer and bear inside his garage. Mr. Dickenson's property is approximately .92+/- acres in size. Mr. Dickenson indicates in his application that all work is done by hand and that no noise-generated machinery will be used. Mr. Dickenson also indicates that there will be no signage or additional lighting for his business.

#### **B. Code Enforcement Office/County Planning Department Review:**

In accordance with Article II, Section 202 of the Town of Mayfield Zoning Regulations, anyone wishing to operate a Home Occupation must present their plan to the Planning Board so that the Board can determine whether the Home Occupation will be allowed or whether a Site Plan review will be required. The Planning Board must consider each application on an individual basis and evaluate how the proposed use will conform to the Zoning Law and to the Town's Comprehensive Plan.

Home Occupations are defined as businesses where the owner resides on the property and where the activities of the business are conducted inside the residence, a legally-constructed accessory building or at off-site locations. The following items or activities must not be left or performed outdoors on the property:

1. Any item for sale, to be serviced or awaiting pickup by a customer.
2. No service activity performed or process equipment used.
3. No raw material used in the production of a finished product.

PLANNING BOARD DISCUSSION: Based on a preliminary review of Mr. Dickenson's application, the Planning Board was given the impression that there will be no items sold or awaiting pickup outside of the applicant's garage. Furthermore, it was the Planning Board's belief that no service activities will be performed outside of the garage and no raw materials will be left outside.

The following items may be used outdoors on the property:

1. Signs which advertise the business, not to exceed 6 sq. ft. in size.
2. Display of licenses required by New York State.
3. Licensed motor vehicles used for the business.
4. Mobile machinery used in the business.

PLANNING BOARD DISCUSSION: Planning Board Chairman John Kessler asked how often waste materials would be discarded?

Mr. Dickenson indicated that waste materials are discarded on a daily basis during the beginning of the season. He indicated that, later in the season, as it gets colder and there is more business, discarded scrap is stored on a trailer outside and picked up by a gentleman from Edinburg who uses it as Coyote bait.

Planning Board Member Marilyn Salvione asked Mr. Dickenson if he previously operated his business in Riceville?

Mr. Dickenson indicated that he did operate his business for approximately 13 years in Riceville.

Planning Board Member Roberta Ricciardi indicated that she heard there were some problems associated with that operation.

Mr. Dickenson indicated that he used to have a dumpster for his operation which caused odor problems. He indicated that he no longer uses a dumpster and has scrap materials hauled away as often as needed.

Mr. Kessler asked how many carcasses will need to be discarded on a daily basis?

Mr. Dickenson indicated that, early in the season, he will probably only work on one (1) or two (2) deer each week. He explained that, as the season progresses, he may have as many as 15 deer come in on one (1) day. He indicated that he typically works on about 3-5 deer per day.

Planning Board Member Aaron Howland asked for some clarification on how much waste is handled inside and moved outside the building?

Mr. Dickenson indicated that he typically fills a barrel inside and then empties it onto a trailer outside his garage. He pointed out that, when the trailer is full, he calls the gentleman in Edinburg who usually comes within a day to pick up the trailer.

Mrs. Ricciardi indicated that she felt this may cause some odor problems.

Planning Board Member Jerry Moore pointed out that leaving the waste material outside means that there are raw materials being stored outside.

Mr. Geraghty agreed and pointed out that, if raw materials are stored outside, the operation can no longer be considered a Home Occupation.

Mr. Dickenson indicated that he would store the trailer inside his garage because he has plenty of space. He assured the Board that he would not store any of the scrap materials outside of the garage.

The Planning Board will also consider any adverse effect the Home Occupation could potentially have on the value of neighboring properties, resulting from increased noise, odor, lighting, traffic and the degree to which these factors are mitigated by distances, screening and on-site parking.

PLANNING BOARD DISCUSSION: Mr. Howland indicated that, based on the nature of the applicant's proposal, he did not believe a Site Plan review for the operation is needed.

Mrs. Ricciardi asked Mr. Dickenson how large his garage is?

Mr. Dickenson indicated that the garage is approximately 32' x 32' in size.

Mrs. Salvione asked if there are drains in the garage?

Mr. Dickenson indicated that there are.

She asked how far from the house the garage is located?

Mr. Dickenson indicated that the house is approximately 60' from the garage.

She asked where the well for the house is located?

Mr. Dickenson indicated that the well is located between the house and the garage.

She pointed out that, if Mr. Dickenson has 15 deer come in on his busiest day, there would appear to be a significant amount of waste material that may get washed down the drain.

Mr. Howland agreed and pointed out that the discharge at the end of the drainage pipe may begin to attract flies and cause an odor problem.

Mr. Dickenson indicated that the deer he receives have already been gutted and he simply cuts up the meat from the carcass.

Mr. Moore indicated that he didn't believe a significant amount of blood would be left in the deer at that point in time.

Mr. Dickenson pointed out that, as soon as it rains, there is essentially no trace of any waste materials.

Mr. Stewart asked if some type of absorbent, such as cat litter, could be used inside the garage in order to reduce the amount of waste that would go down the drain?

Mr. Dickenson indicated that he didn't want that type of dust to get into the meat.

Mr. Moore indicated that he didn't believe a Site Plan review of the project was necessary and that there wouldn't be that much waste material.

Mrs. Ricciardi agreed that, based on the nature of the project, a Site Plan review would not be necessary.

Mrs. Salvione indicated that she was concerned with the waste materials sitting on the property for any length of time and the odors that may be caused.

Mr. Geraghty pointed out that Mr. Dickenson will need to resubmit a revised project description for his operation that specifically outlines all of the operating procedures and specifically notes that no raw materials or finished products will be stored outside of the building.

Board members asked who would have to enforce the standards that are outlined by Mr. Dickenson?

Mr. Geraghty indicated that Town Code Enforcement Officer Mike Stewart will be responsible for enforcement of whatever the applicant has agreed to do. Mr. Geraghty pointed out that if the applicant varies his operation from the written description, then he will no longer be considered a Home Occupation and will be in violation of the Town's Zoning Ordinance.

Mr. Howland added that Mr. Stewart would then have the authority to shut his operation down.

C. Planning Board Action:

MOTION: To conditionally approve Mr. Dickenson's proposed Home Occupation pending receipt and approval of a revised project description from the applicant.

MADE BY: Jerry Moore

SECONDED: Aaron Howland

VOTE: 4 in favor, 0 opposed, 1 abstained (Salvione)

#### **IV. OTHER BUSINESS:**

##### **A. County Development Strategy:**

Mr. Geraghty reminded Board members that, a few months back, he talked about Fulton County's hiring of River Street Planning Associates of Troy, NY to prepare a County Development Strategy. He stated that, as part of that Strategy, four (4) potential Development Areas have been identified in the County, including both the City of Gloversville and the City of Johnstown Downtown areas, the Hales Mills Road Extension Area in the Town of Johnstown and the Vails Mills Area in the Town of Mayfield. Mr. Geraghty stated that, next month, at the October 19, 2016 meeting, River Street Planning Associates would like to meet with the Town of Mayfield Planning Board to talk about a development scenario for the Vails Mills Area. Mr. Geraghty indicated that River Street will be bringing along consultants from Elan Associates of Saratoga Springs to assist with that presentation. He indicated that the consultants would like to prepare a layout for the Vails Mills Development Area and get some feedback from the Board. He stated that the consultants will then take that feedback and prepare a revised schematic for the area which will be on display at the October County Development Strategy Summit, which will be held at the Holiday Inn.

Mr. Geraghty showed Board members a map of the Vails Mills Development Area. He explained that Fulton County has hired Environmental Design Partnership (EDP) to do some preliminary engineering analysis of possible ways to provide municipal sewer service to the Development Area. Mr. Geraghty indicated that the three (3) options examined by EDP are:

1. To use a packaged treatment plant that would be located near the Visitors Information Center.
2. Run a sewer line along NYS Route 29 back to the City of Gloversville/Johnstown Wastewater Treatment Facility.
3. Work with the Village of Broadalbin to expand its facility and increase capacity.

Mr. Geraghty pointed out that, as a result of the preliminary analysis, the County believes that working with the Village of Broadalbin may be its best option. He indicated that some preliminary meetings have taken place between the County and the Village's engineers and the County has set aside funding in next year's budget to have design plans prepared for extending municipal sewer infrastructure throughout the Development Area.

Mr. Geraghty pointed out that, during the preparation of the Town's Comprehensive Plan, "Resource Hubs" were identified as areas where concentrated multi-use developments could take place. Mr. Geraghty pointed out that one of the Resource Hubs that was identified in the Comprehensive Plan is located within the boundaries of the Vails Mills Development Area. Mr. Geraghty handed out pages from the Comprehensive Plan that discussed the type of development that was talked about for the Resource Hub. He asked Board members what type of information they would like to share with the County's consultants on how the community would like to see the Vails Mills Development Area grow? The Planning Board felt that the types of uses outlined in the Comprehensive Plan still should be the focus for the Development Area.

Town Code Enforcement Officer Mike Stewart talked about the need for a hotel in the area that would serve the Great Sacandaga Lake.

Mr. Geraghty indicated that, based on some of the preliminary feedback from the consultants, he would agree. He pointed out that, during a recent County Planning Board meeting, that group also talked about the lack of a hotel facility to service the Great Sacandaga Lake or southern Adirondack region. There was then a lengthy discussion concerning the ancillary businesses that would likely result from a hotel development near the Visitors Information Center. Board members felt that restaurants may pop up within walking distance of the hotel as well as some specialty retail shops.

Initially, Planning Board members were reluctant to see any type of residential development occur in the Vails Mills Development Area. However, Jerry Moore pointed out that the County has a severe shortage of assisted living options for elderly residents. He indicated that this is something the Town may want to consider in order to allow some of the community's elderly residents to stay in the area and be close to services provided in the Resource Hub.

Mr. Geraghty indicated that he felt this was an excellent suggestion for a widely recognized local concern. Mr. Geraghty reminded Board members that there was previously a proposal to construct a large subdivision along Bellen Road on properties that were formerly in the Town of Mayfield. Mr. Geraghty noted that the properties were annexed into the Village of Broadalbin so that the proposed project could gain access to the Village's municipal sewer system. However, due to capacity limitations at the Village plant, that project has not been pursued. He indicated that, as the result of the ongoing talks between the County and the Village of Broadalbin, the owner of those properties along Bellen Road is, once again, considering a large

residential project. Mr. Geraghty pointed out that this could concentrate a residential population very near the Development Area. The Planning Board felt that if a large concentration of residences can be developed adjacent to the Vails Mills Development Area, then properties within the Development Area can be used for a variety of commercial uses rather than additional residential options.

Mr. Moore pointed out that one of the other uses that may fit in well within the Development Area is medical offices. He noted that medical offices could be considered a Resource Hub type use.

Mr. Geraghty indicated that he would share the Board's thoughts with the County's consultants so that they can put together a development scenario for the Planning Board's October 19<sup>th</sup> meeting.

**V. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 7:05 p.m.

MADE BY: Marilyn Salvione

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed