

**TOWN OF MAYFIELD PLANNING BOARD  
WEDNESDAY, APRIL 17, 2024  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

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

X JACK PUTNAM, TOWN COUNCILMEMBER, PLANNING BOARD LIAISON  
X NORMAN BARBOSA, CODE ENFORCEMENT OFFICER  
X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

**OTHERS PRESENT:**

JASON DELL, LANSING ENGINEERING  
LUCAS SALTSMAN, C2C CONSTRUCTION SOLUTIONS  
JOE CARBONE, ADK HARLEY DAVIDSON  
JON CLOSE  
LAURIE CLOSE  
MIKE O'BRIEN, OB1 INSURANCE

**AGENDA ITEMS:**

1. Adirondack Harley Davidson – Expansion of a Retail Service Establishment and Lot Line Adjustment at 116 Bellen Road (Tax Map Parcel No. 152.-6-6.2)
2. Michael O'Brien – Site Plan for an Office (OB1 Insurance) at 2441 State Highway 30 (Tax Map Parcel 104.9-5-12.1) with a portion within the Village of Mayfield (Tax Map Parcel 104.9-3-3)

**I. CALL MEETING TO ORDER:**

The meeting was called to order at 6:00 P.M.

**II. APPROVE MINUTES OF THE PREVIOUS MEETING:**

MOTION: To approve the minutes of the March 20, 2024 meeting.

MADE BY: Grant Rauch

SECONDED: Rich Miles

VOTE: Unanimous

**III. PIKE CONSTRUCTION SERVICES – SITE PLAN REVIEW FOR AN EXPANSION OF A RETAIL OR SERVICE ESTABLISHMENT (ADIRONDACK HARLEY DAVIDSON) AND LOT LINE ADJUSTMENT AT 116 BELLEN ROAD:**

**A. Background:**

Tire Shredder LLC 116 Bellen Road (Tax Map Parcel No. 152.-6-6.2) is approximately 9.309+/- acres in size. The owner of Adirondack Harley Davidson would like to put a 5,000 sq. ft. addition to the south side of the building. In addition to the building expansion, the project will consist of a new silt fence, moving of the propane tanks, new parking spaces, three (3) lighting wall packs on the eastern side of the addition, transforming impervious paved parking for a grass island, relocations of lighting poles, bollards to be removed, sewer/septic to be removed and/or relocated, propane tanks to be removed and/or replaced. As of 2019 the property is within the Vail Mills Sewer District and is not need a septic system anymore.

There are some NYSDEC Wetlands on the parcel and there are no parcels within Fulton County Agricultural District #1 within 500’.

The parcel is within the Resource Hub Zoning District. Per the Town of Mayfield 2017 Zoning Ordinance, a Retail or Service Establishment is “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. The project is also in the Vail Mills Development Area.

**B. Separation of Lot 1 and Lot 2:**

**DISCUSSION:**

In 2010, the property was approved for a Subdivision which separated the area from the remaining portion of the property. However, due to a glitch, it was not properly subdivided within the county files. Tire Shredder LLC will need to do the following after approval.

**DISCUSSION:**

Fulton County Senior Planner Aaron Enfield stated that he spoke with several departments looking for clarification on the subdivision. He stated that the property owner would need to do the following to rectify this:

1. Fulton County Office of Real Property – Send a request to move forward with the separation of Lot 1 and Lot 2.
2. Fulton County Clerk’s Office – Filing of a new deed for Lot 1 and Lot 2. This would include the Lot Line of the .024+/- acres.

Jason Dell, Lansing Engineering, Joe Carbone ADK Harley Davidson, and Lucas Saltsman, C2C Construction Solutions had a back-and-forth conversation with the planning board on the project. At the conclusion it was decided that the separation of Lot 1 & 2 would not be necessary and would not be doing a Lot Line Adjustment on the project.

**C. Fulton County Planning Department Review:**

The Fulton County Planning Department has reviewed Adirondack Harley Davidson’s project in accordance with Article IX of the Town of Mayfield 2017 Zoning Ordinance and offer the following comments:

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 are 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: Provided. The applicant has indicated an existing stormwater management basin on the south end of the project site.
6. A grading and drainage plan, type of construction, proposed use and exterior dimensions of all buildings.  
STATUS: Provided.
7. The location, design, type of construction, proposed use, and exterior dimensions of all buildings.  
STATUS: Partially Provided. The exterior dimensions and construction materials used will be necessary.

DISCUSSION: Mr. Saltsman stated that Pike Construction will be overseeing this and will be a 2-story winter storage which will also be a showroom. He stated that the expansion would blend with the existing building and that there would be a firewall separating the two buildings.

Chairman Kessler asked that the addition should have the 'Adirondack feel' that is within the Town's Zoning Ordinance.

Mr. Miles concurred with Chairman Kessler indicating the current Adirondack feel for the building. He asked that the blend be seamless with the same color scheme.

Mr. Rauch inquired if the exits would be up to fire code.

Mr. Dells indicated that they would be.

8. The location and widths of driveways on the site and access to existing roads and highways. Location to the 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: 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: 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: Provided.

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: N/A

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

STATUS: N/A

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

STATUS: Provided.

17. The location and design of outdoor lighting facilities.

STATUS: Provided. The applicant has indicated where the lamps in the parking lot and the eastern side of the building expansion.

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

STATUS: The entire addition will be used for Retail Use. n

19. The general landscaping plan and planting schedule.

STATUS: Not Provided.

DISCUSSION: Mr. Dell stated there will be some landscaping similar to what is there on by the sidewalk.

20. An estimated project construction schedule.

STATUS: ?

DISCUSSION: Mr. Dell stated that the project will take six (6) months to complete.

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: ?

DISCUSSION: Mr. Carbone stated that he would need to verify with the property owner.

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

DISCUSSION: Mr. Carbone stated that he would need to verify with the property owner

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: Provided

D. NYS General Municipal Law Section 239-m:

In accordance with NYS General Municipal Law Section 239-m, the Town of Johnstown 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.

PLANNING BOARD ACTION:

MOTION: To forward Pike Construction's Site Plan for an Expansion of a Retail or Service Establishment along Bellen Road within the Town of Mayfield to the Fulton County Planning Board for a 239-m review.

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

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 SEQ. 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 and to do a Coordinated Review with the following Involved or Interested Agencies

Involved Agencies	
New York State Department of Environmental Conservation	New York State Department of Transportation
U.S. Army Corp of Engineers	New York State Department of Health

**PLANNING BOARD ACTION:**

**MOTION:** To classify Pike Construction Services for an Expansion of Adirondack Harley Davidson business on Bellen Road as an Unlisted Action and propose that the Town of Mayfield Planning Board is a Coordinated Review and give Interested and/or Involved Agencies up to 28 calendar days from April 17, 2024 to comment on the project.

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

**F. Planning Board Action:**

Does the Town of Mayfield Planning Board feel as though there is enough information to schedule a Public Hearing for Wednesday, May 15, 2024?

**DISCUSSION:**

Mr. Enfield stated that while the Planning Board can schedule the Public Hearing, they will need to pause and reconvene the following month as the Fulton County Planning Board meets the following Tuesday, May 21, 2024.

Planning Board members were agreeable to this.

**MOTION:** To schedule a Public Hearing for May 15, 2024 on Adirondack Harley Davidson's Expansion of a Retail Service Establishment at 116 Bellen Road.

**MADE BY:** John Kesler  
**SECONDED:** Aaron Howland  
**VOTE:** Unanimous

#### **IV. MICHAEL O'BRIEN – SITE PLAN FOR AN OFFICE (OB1 INSURANCE) at 2441 STATE HIGHWAY 30**

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

Michael O'Brien owns 2241 State Highway (Tax Map Parcel No. ) that is approximately .514+/- acres in size. The applicant would like a change in use, wherein the pole barn would be the primarily structure, where it would be renovated into the growing OB1 Insurance Company, and the current building would serve as the accessory structure.

There are no NYSDEC Wetlands on the parcel and there are no parcels within Fulton County Agricultural District #1 within 500'.

A portion of the project falls within the Village of Mayfield. However, per Code Enforcement Officer Damon Curley indicated that Town of Mayfield can serve a Lead Agency for this project.

The parcel is within the Resource Hub Zoning District. Per the Town of Mayfield 2017 Zoning Ordinance, an Office is defined as "a business, office or agency providing service to the general public that is clerical or professional in nature. Typical examples would be: Lawyers, Doctors, Accountants, Insurance Agencies, Real Estate Offices or other businesses providing similar services that are not listed otherwise in this document."

##### **DISCUSSION:**

Mr. O'Brien gave a brief update on his overall project. He stated that the insurance company has been increasing their business and in lieu of building an addition, the pole barn in the rear of the building has enough space.

Mr. Enfield stated that a previous conversation between Mr. O'Brien he has requested that Mr. Jankowski recuse himself as his family has an insurance company.

Mr. Miles stated that in the Mr. Jankowski currently serves as an Alternate, and should there not be a quorum where Mr. Jankowski is to be a voting member, the Planning Board would abstain from reviewing the project.

##### **B. Fulton County Planning Department Review:**

The Fulton County Planning Department has reviewed Michael O'Brien's project in accordance with Article IX of the Town of Mayfield 2017 Zoning Ordinance and offer the following comments:

1. The title of the drawing, including the name and address of the applicant and the 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: Not Provided.

DISCUSSION: Planning Board member asked that existing contours be included onto the Site Plan.

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: The dimensions of the pole barn will need to be provided.

DISCUSSION: Planning Board members asked that the portions of the exterior that will be altered need to be provided.

7. The location, design, type of construction, proposed use and exterior dimensions of all buildings.

STATUS: ?

DISCUSSION: Planning Board members asked for this information to be provided.

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: 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: 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: The applicant will need to decipher if the current water and sewer lines suffice.

DISCUSSION: Mr. Enfield stated that he spoke with Fulton County Civil Engineer Chris Stankes on the project. He stated that Mr. Stankes if the usage of and capacity of each building and if a separate water tap and septic is required for the new purpose and capacity of each building.

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: N/A

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

STATUS: ?

DISCUSSION: Mr. O'Brien stated that there will be one (1) sign on the building, and one (1) sign on the parking lot going towards the building.

Mr. Enfield indicated that the dimensions and images will need to be shown to the Planning Board and recommended that he look at the Town's Zoning Ordinance for clarification.

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

STATUS: Provided.

17. The location and design of outdoor lighting facilities.

STATUS: Will there be any outdoor lighting added to the pole bar in preparation for the OBI Insurance?

DISCUSSION: Mr. O'Brien stated there will be.

Mr. Enfield indicated the location and type of lighting will need to be provided.

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

STATUS: N/A

19. The general landscaping plan and planting schedule.

STATUS: Not Provided.

DISCUSSION: Mr. O'Brien stated there will be flowerbeds in the front of the building.

20. An estimated project construction schedule.

STATUS: ?

DISCUSSION: Mr. O'Brien mentioned that construction will take roughly 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: ?

DISCUSSION: Mr. O'Brien stated that there are not any.

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

STATUS: Not Provided.

DISCUSSION: Mr. O'Brien stated that there are not any.

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: Mr. O'Brien indicated he would provide one for the next meeting.

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

C. Adirondack Park Agency:

Mr. Enfield stated that a Jurisdictional Form will be necessary for approval as his project is located within the Adirondack Park Agency.

D. NYS General Municipal Law Section 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.

PLANNING BOARD ACTION:

MOTION: To forward Michael O'Brien's Site Plan for an Office along NYS Route 30 within the Town of Mayfield to the Fulton County Planning Board for a 239-m review.

MADE BY: Aaron Howland  
SECONDED: Jerry Moore  
VOTE: Uniamous

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:

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(30) calendar days of the date the Environmental Assessment Form or DEIS was transmitted to them.

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4. It is recommended that the project be classified as an Unlisted Action and to do a Coordinated Review with the following Involved or Interested Agencies:

Involved Agencies	
New York State Department of Environmental Conservation	New York State Department of Transportation
Adirondack Park Agency	New York State Department of Health
Village of Mayfield Planning Board	

**PLANNING BOARD ACTION:**

**MOTION:** To classify Michael O'Brien's Site Plan for an Office along NYS Route 30 as an Unlisted Action and propose that the Town of Mayfield Planning Board is a Coordinated Review and give Interested and/or Involved Agencies up to 28 calendar days from April 17, 2024, to comment on the project.

**MADE BY:** Grant Rauch  
**SECONDED:** John Kessler  
**VOTE:** Unanimous

**F. Planning Board Action:**

Does the Town of Mayfield Planning Board feel as though there is enough information to schedule a Public Hearing for Wednesday, May 15, 2024?

**DISCUSSION:** Mr. Enfield stated that while the Planning Board can schedule the Public Hearing, they will need to pause and reconvene the following month as the Fulton County Planning Board meets the following Tuesday, May 21, 2024.

Planning Board members were agreeable to this.

Mr. O'Brien asked that this could be exempt from this as he is a businessman and this will delay his project.

Chairman Kessler reminded me that the previous applicant is also a business and they si

Mr. Enfield indicated to the Planning Board that Mr. O'Brien did not submit a full application for the deadline for April and May. He stated that Mr. Barbosa met with him after the April deadline and requested additional information which was later provided to the Planning Board in a second mailing after he and Mr. Barbosa he felt the project was adequate for the May meeting.

**MOTION:** To schedule a Public Hearing for May 15, 2024, on OB1 Insurance's Site Plan for an Office along NYS Route 30.

**MADE BY:** Aaron Howland

SECONDED:  
VOTE:

Rich Miles  
Unanimous

**V. RECOMMENDATION FOR A BATTERY ENERGY STORAGE SYSTEM (BESS) LAW:**

During the December 5, 2023 meeting, the Town of Mayfield Town Board unanimously voted on Local Law 3 of 2023 (Resolution #147) which enacted a six (6) month moratorium on Battery Energy Storage Systems (BESS). A land use moratorium is a local enactment that temporarily suspends a landowner's right to obtain development approvals while the community considers and potentially adopts changes to its comprehensive plan and/or its land use regulations to address new circumstances not addressed by its current laws.

A moratorium on development therefore preserves the status quo while the municipality updates its comprehensive plan. A moratorium is designed to halt development temporarily, pending the completion and possible adoption of more permanent, comprehensive regulations.

The objective of municipal land use controls is to promote community planning values by properly regulating land development. It follows that land use controls work best when built upon a carefully considered comprehensive plan. It takes time to put together or update a good community plan. During this time, demand for a particular use of land may arise for which there are inadequate or nonexistent controls. If the community allows development during that time, the ultimate worth of the eventual plan could be undermined. For these reasons, moratoria and other forms of interim zoning controls are often needed to "freeze" development until a satisfactory final plan or regulations are adopted.

DISCUSSION: Mr. Barbossa indicated there has already been an inquiry on Battery Storage within the Town.

Mr. Rauch expressed concern as a firefighter for the Broadalbin Keneyetto Fire Volunteer Fire Department.

Mr. Enfield recommended that the Town could put together a committee and include up to two (2) Planning Board members to aid with drafting the law. He indicated that both Mr. Rauch and Vice Chairman Howland has been very vocal in past meetings and that they would be a good fit for this committee.

Planning Board members agreed.

MOTION: To recommend that the Mayfield Town Board establish a moratorium on Battery Energy Storage Systems (BESS) as the Planning Board expressed extreme concern about battery storage impacting not only the residents of the Town but the potential regional effects within the County and surrounding areas. They have recommended the following:

1. Battery Storage has a serious impact on the safety of emergency responders, air quality for residents, contamination of water runoff, and visual effects and recommends the Town Board establishes a committee to work on a BESS Local Law or the feasibility of one within the Town. They recommend that two (2) Planning Board members be included in the discussion and recommend Planning Board Vice Chair Aaron Howland and Planning Board member Grant Rauch. Additionally, they ask that the Town Attorney, Code Enforcement Officer, and the Fulton County Planning Department be included in the dialogue.

2. Discussion should be had with the Fulton County Emergency Management Office.
3. Discussion should be had with all Volunteer Fire Departments that support the Town.
4. Decommissioning of the area where battery storage is located should include soil testing to see if it would qualify as a Brownfield under NYS Department of Environmental Conservation (NYDEC) or U.S. Environmental Protection Agency (EPA) guidelines, whichever one is greater.
5. The moratorium be extended an additional six (6) months. Per General Municipal Law 239-m it will need to go to the Fulton County Planning Board before the Town makes a final decision.

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

## **VI. OTHER BUSINESS:**

### **A. Code Enforcement Officer:**

Mr. Barbosa stated that DeRocker Subdivision requirements are almost complete.

### **B. Fulton County Planning Department:**

Mr. Enfield stated that the Planning Board has expressed concerns about updating their zoning over the past year. He stated, that while in the past, the Planning Services Agreement can aid in this, he stated that it may be best to hire a consultant to do this. He indicated that the close geographic relationship with the Village of Mayfield, it may be good to have a joint Village and Town Zoning Ordinance, which would help applicants, like Mr. O'Brien, whose parcel is within both.

Mr. Enfield stated that while the Town's Zoning Ordinance is from 2017, the Village's Zoning Ordinance is from 1985.

Mr. Enfield indicated that New York State Department of State has a Local Government Efficiency Grant which opens in September and both municipalities could apply for it. He stated that in speaking with staff they could apply for an implementation grant which would cover roughly 90% of the grant.

Planning Board members were agreeable for this felt that this would benefit both communities and help the residents.

MOTION: To recommend that the Mayfield Town Board speak with the Mayfield Village Board and apply for a Local Government Efficiency Grant through the New York State Department of State.

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

**VII. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 7:24 pm

MADE BY: Jerry Moore

SECONDED: Rich Miles

VOTE: Unanimous