

TOWN OF MAYFIELD

PLANNING BOARD

WEDNESDAY, AUGUST 19, 2026
6:00 P.M.

MEETING NOTES

PRESENT:

- X JOHN KESSLER, CHAIR
- X AARON HOWLAND, VICE CHAIR
RICHARD MILES
- X JERRY MOORE
- X GRANT RAUCH
BONNIE VANPATTEN, ALTERNATE
- X MIKE ANGUS, ALTERNATE

- X LESLIE LANZI, TOWN BOARD LIAISON TO THE PLANNING BOARD
- X DAVE EDWARDS, CODE ENFORCEMENT OFFICER
- X MARK DEYLE, COMPREHENSIVE PLAN COMMISSION
- X AARON ENFIELD, FULTON COUNTY SENIOR PLANNER

OTHERS PRESENT:

Peter Stearns, Cathy Stearns, Mark Deyle, Gustin Hilts

AGENDA ITEMS:

- Daniel and Kaitlyn Hilts – Public Hearing – Minor Subdivision at 4 Hummingbird Lane (Tax Map Parcel Number 151-3-1) amending a portion of a Subdivision done in 1981.

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:00 pm

II. ABSENTIONS:

None

III. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the previous meeting.

MADE BY: Aaron Howland

SECONDED: Grant Rauch

VOTE: Unanimous

IV. DANIEL AND KAITLIN HILTS – MINOR SUBDIVISION AT 4 HUMMINGBIRD LANE:

A. Background:

Daniel and Kaitlin Hilts own Tax Map Parcel Number 151.-3-1, which is approximately 26.726 acres along Hummingbird Lane. They would like to subdivide the parcel into two lots: Lot One – 3.888 acres and Lot Two – 19.838 acres. Proposed Lot One will be sold to a relative for the construction of a home. There is no infrastructure on the property. The property was originally subdivided in 1981, before the Town had a Zoning Ordinance.

B. July Meeting:

During the July 2026 meeting, the Town of Mayfield Planning Board continued its review of the Subdivision and did not request any additional information before the Public Hearing.

C. State Environmental Quality Review Act:

During the June meeting, the project was classified as an Unlisted Action, which gave NYS DEC until July 21, 2026, to provide feedback. To date, no information has been received from Interested or Involved Agencies.

MOTION: To classify the project application as complete and declare the Lead Agency under SEQRA

MADE BY: Grant Rauch

SECONDED: Mike Angus

VOTE: Unanimous

D. Public Hearing:

The Public Hearing was opened at 6:02 pm

Speakers: None

The Public Hearing was closed/paused at 6:03 PM

E. SEQRA Part II & III:

MOTION: To authorize the filing of a Negative Declaration on Daniel and Kaitlyn Hilt's Minor Subdivision at 4 Humming Bird Lane due to the following reasons:

1. SEQRA was conducted with Interested or Involved Agencies;
2. The lot is over the 1-acre minimum of the Town's Subdivision Regulations;
3. There are utilities ready to service the lot;
4. The Town of Mayfield is a Pro-Housing Community under Homes and Community Renewal (HCR). A new single-family home will generate more taxable revenue for the community.

MADE BY: John Kessler

SECONDED: Jerry Moore

VOTE: Unanimous

F. Planning Board Action:

Following the Public Hearing, the Planning Board has 62 days to declare a lead agency.

MOTION: To approve Daniel and Kaitlyn Hilt's Minor Subdivision as presented, with the stipulation that the remaining land will need to be returned to the Planning Board should they seek to subdivide the

property again, because the 1981-approved lots are not in compliance with the Town's existing lot-size minimum.

MADE BY: Aaron Howland
SECONDED: Mike Angus
VOTE: Unanimous

V. OTHER BUSINESS:

A. Chairman:

Mr. Kessler noted that the county highway superintendent must approve curb cuts. He mentioned that a previous applicant subdivided her property, and the proposed driveway location is not allowed per Fulton County.

The Planning Board had a back-and-forth discussion about the need to update provisions in the subdivision regulations, so they addressed issues to better educate and prepare future owners and emergency services. Items that came up are:

1. Labeling Lots with acreage to be subdivided.
2. Dry Hydrants
3. Fire Access Roads
4. Notation for approval from NYS-DOT or Fulton County Hwys.

Mr. Enfield stated he would work on adding some items to the requirements and send to the board for a review with the end result of sending it to the Town.

B. Town Board Liaison:

Ms. Lanzi stated that a moratorium on cannabis has gone into effect.

Ms. Lanzi also indicated that the Town has received some financial backing for the Bridge.

Mr. Kessler asked if it was going to include a side walk.

Ms. Lanzi stated that it was going to.

C. Code Enforcement Officer:

Mr. Edwards stated that a representative of the concept plan did not want to attend the meeting unless they knew the project would be approved.

D. Fulton County Planning Department:

Mr. Enfield stated that the Joubert Solar Project will not need to come back for a Subdivision.

E. Other:

Mr. Moore and the Planning Board had a back and forth conversation on Sacandaga Brewing Company, which is currently for sale.

VI. CLOSE OF THE MEETING:

MOTION: To close the meeting at

MADE BY: Mike Angus
SECONDED: Grant Rauch
VOTE: Unanimous