

**TOWN OF MAYFIELD PLANNING BOARD  
NOVEMBER 18, 2020  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**JOHN KESSLER, CHAIRMAN  
AARON HOWLAND, VICE CHAIRMAN  
JERRY MOORE  
RICHARD MILES  
FREDERICK CASTIGLIONE  
RALPH DESIDERIO, ALTERNATE**

**SEAN M. GERAGHTY, CONSULTANT  
DAMON CURLEY, CODE ENFORCEMENT OFFICER**

**OTHERS PRESENT:**

**CHRIS FOSS, SURVEYOR  
MICHAEL HUSEK  
JACOB CICHY  
WILLIAM AND HOLLY DONNAN  
GREG GIBBONS, PV ENGINEERING (ZOOM)  
PATRICK VANHAVERBEKE  
MICHAEL AND HEATHER JULIAN VANNOSTRAND**

**I. CALL MEETING TO ORDER:**

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

**II. APPROVE MINUTES OF LAST REGULAR MEETING:**

DISCUSSION: Planning Board Chairman John Kessler explained that the Planning Board members had not received copies of the minutes from September 16 or from October 21.

Town Code Enforcement Officer Damon Curley indicated that he has had some difficulties forwarding documents from the Town to Planning Board members. In the absence of having time to review copies of the minutes to the two (2) previous Planning Board meetings, the Board decided to wait until its December meeting to approve all of the minutes.

### **III. MICHAEL HUSEK AND CHRISTINE TABERSKI-HUSEK – SUBDIVISION ALONG NYS ROUTE 30 AND KETTLE ROAD:**

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

Michael Husek and Christine Taberski-Husek own a piece of property along the east side of NYS Route 30 that goes all the way through to Kettle Road (Tax Map Parcel No. 152.-6-32). According to the subdivision plat, the existing parcel is approximately 3.5 acres in size. The applicants would like to split the property to create a building lot around each of the homes on the existing lot. Lot #1 will be approximately 2.2+/- acres in size, while Lot #2 will be approximately 1.35+/- acres in size.

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

Section 501 of the Town of Mayfield Subdivision Regulations outlines the information an applicant is required to submit to the Planning Board for a proposed subdivision. Upon review of the proposed preliminary plat by the Town Code Enforcement Office and the Fulton County Planning Department, the following issues have been raised:

1. The location of that portion which is to be subdivided in relation to the entire tract and the distance to the nearest existing street intersection.

STATUS: A location map should be provided on the subdivision plat.

DISCUSSION: Chris Foss, representing the applicant, indicated that he would put a location map on the final plat.

2. All existing structures, wooded areas, streams and other significant physical features within the portion to be subdivided and within 250' thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 5'.

STATUS: There are no topographic features identified on the subdivision plat. However, all of the physical features, as well as tree lines, are shown on the drawing.

DISCUSSION: The Planning Board felt that topographic features did not need to be shown on the final plat.

3. The name of the owner and all adjoining property owners as disclosed by the most recent municipal tax records.

STATUS: Provided.

4. The tax map sheet, block and lot number.

STATUS: The Tax Map Parcel is not correctly identified in the Title Block.

DISCUSSION: Mr. Foss indicated that he would correct the Tax Map Parcel Number in the Title Block.

5. All available utilities on all existing streets.

STATUS: Provided.

6. The proposed pattern of lots, including lot width and depth, street layout, recreation areas, systems of drainage, sewer and water supply within the subdivided area.

STATUS: The location of wells and septic systems servicing each of the residences on the property need to be identified.

DISCUSSION: County Planning Consultant Sean Geraghty asked if each of the homes on the applicant's property is serviced by separate septic system and well?

Mr. Foss indicated that both of the homes have their own wells and septic systems.

7. All existing restrictions on the use of land including easements, covenants and zoning lines.

STATUS: There are no existing easements or covenants identified on the subdivision plat. However, there is a chain link fence surrounding a pool area that will cross over the common boundary line between the two (2) parcels.

DISCUSSION: After a brief discussion, Mr. Foss agreed that some type of notation could be made on the final plat regarding the fencing that will cross over the property line.

8. An actual field survey of the boundary lines of the tract giving complete descriptive data by bearings and distances made by a certified or licensed engineer or land surveyor.

STATUS: Provided.

9. All onsite sanitation and water supply facilities shall be designed to meet the minimum specifications of the Department of Health and a note to this effect shall be stated on the plat and signed by a licensed engineer.

STATUS: Not provided.

DISCUSSION: Mr. Geraghty indicated that he would get the necessary language to Mr. Foss.

10. The proposed subdivision name and the name of the Town and County in which it is located.

STATUS: Provided.

11. The date, north arrow, map scale, name and address of record owner and subdivider.

STATUS: Provided.

12. A Short Environmental Assessment Form with Part 1 completed by the applicant.

STATUS: Provided.

13. It is the policy of this state and this community to conserve protect and encourage the development and improvements of agricultural land for the production of food and other products and also for its natural and ecological value. This disclosure notice is to inform prospective residents that farming activities occur within the Town. Such activities may include but not be limited to activities that cause noise, dust and odors.

STATUS: Not provided.

DISCUSSION: Mr. Geraghty indicated that he would get the necessary language to Mr. Foss.

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 subdivision 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.

3. Section 617.6 (b) of 6 NYCRR states that, when a single agency is involved, the agency will be the lead agency when it proposes to undertake, fund or approve a Type 1 or Unlisted Action that does not involve another agency. If the agency has received an application for funding or approval of the action, it must determine the significance of the action, within twenty (20) calendar days of its receipt of the application, an Environmental Assessment Form or any additional information reasonably necessary to make that determination, whichever is later. Therefore, does the Planning Board wish to issue a Determination of Significance under SEQR at this time?

MOTION: To file a negative declaration under SEQR for this proposed action since the applicants are essentially just creating separate building lots around the two (2) existing residences.

MADE BY: John Kessler  
SECONDED: Richard Miles  
VOTE: 5 in favor, 0 opposed

D. Planning Board Action:

Section 1008(B) of the Town of Mayfield Zoning Law indicates that the Planning Board shall hold a public hearing on a subdivision application within sixty-two (62) days from the time the Planning Board determines that the preliminary plat is complete. Consequently, does the Planning Board feel that enough information has been provided by the applicant to schedule a public hearing on the subdivision application?

MOTION: To schedule a public hearing on Michael and Christine Husek's subdivision application for a piece of property along NYS Route 30 and Kettle Road for 6:00 p.m., Wednesday, December 16, 2020.

MADE BY: Richard Miles  
SECONDED: Jerry Moore  
VOTE: 5 in favor, 0 opposed

#### **IV. JACOB AND MAKIKO CICHY – SUBDIVISION ALONG BROWER ROAD:**

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

Jacob and Makiko Cichy own a 21+/- acre lot along the south side of Brower Road in the Town of Mayfield (Tax Map Parcel No. 120.-2-70). There is an existing residence on the property. The applicants would like to create a 3-acre lot around the existing residence.

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

Section 501 of the Town of Mayfield Subdivision Regulations outlines the information an applicant is required to submit to the Planning Board for a proposed subdivision. Upon review of the proposed preliminary plat by the Town Code Enforcement Office and the Fulton County Planning Department, the following issues have been raised:

1. The location of that portion which is to be subdivided in relation to the entire tract and the distance to the nearest existing street intersection.

STATUS: Provided.

2. All existing structures, wooded areas, streams and other significant physical features within the portion to be subdivided and within 250' thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 5'.

STATUS: There are no topographic features shown on the plat.

DISCUSSION: The Planning Board felt that topographic features were not needed on the final plat.

3. The name of the owner and all adjoining property owners as disclosed by the most recent municipal tax records.

STATUS: Provided.

4. The tax map sheet, block and lot number.

STATUS: Provided.

5. All available utilities on all existing streets.

STATUS: Provided.

6. The proposed pattern of lots, including lot width and depth, street layout, recreation areas, systems of drainage, sewer and water supply within the subdivided area.

STATUS: Provided. However, there are no percolation or pit test results shown for the remaining 18+/- acres of the applicant's property.

DISCUSSION: Given the nature of the proposal, which is essentially the creation of a 3-acre lot around an existing residence, the Planning Board did not feel that well and septic field information was needed on the remaining 18+/- acres.

7. All existing restrictions on the use of land including easements, covenants and zoning lines.

STATUS: There are no easements or covenants identified on the subdivision plat.

DISCUSSION: The applicant indicated that there were no easements or covenants to go along with the plat.

8. An actual field survey of the boundary lines of the tract giving complete descriptive data by bearings and distances made by a certified or licensed engineer or land surveyor.

STATUS: Provided.

9. All onsite sanitation and water supply facilities shall be designed to meet the minimum specifications of the Department of Health and a note to this effect shall be stated on the plat and signed by a licensed engineer.

STATUS: Not provided.

DISCUSSION: Once again, Mr. Geraghty indicated that he would get the necessary language to Mr. Foss.

10. The proposed subdivision name and the name of the Town and County in which it is located.

STATUS: Provided.

11. The date, north arrow, map scale, name and address of record owner and subdivider.

STATUS: Provided.

12. A Short Environmental Assessment Form with Part 1 completed by the applicant.

STATUS: Provided.

13. It is the policy of this state and this community to conserve protect and encourage the development and improvements of agricultural land for the production of food and other products and also for its natural and ecological value. This disclosure notice is to inform prospective residents that farming activities occur within the Town. Such activities may include but not be limited to activities that cause noise, dust and odors.

STATUS: Not provided.

DISCUSSION: Mr. Geraghty indicated that he would get the necessary information to Mr. Foss.

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 subdivision 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.

3. Section 617.6 (b) of 6 NYCRR states that, when a single agency is involved, the agency will be the lead agency when it proposes to undertake, fund or approve a Type 1 or Unlisted Action that does not involve another agency. If the agency has received an application for funding or approval of the action, it must determine the significance of the action, within twenty (20) calendar days of its receipt of the application, an Environmental Assessment Form or any additional information reasonably necessary to make that determination, whichever is later. Therefore, does the Planning Board wish to issue a Determination of Significance under SEQR at this time?

MOTION: To file a negative declaration under SEQR for this proposed action since:

1. The applicants are essentially creating a 3-acre lot around an existing residence.
2. There are public utilities available to service the remaining 18+/- acres of the applicant's property.
3. There will be no traffic implications resulting from the proposed action.

MADE BY: John Kessler  
SECONDED: Richard Miles  
VOTE: 5 in favor, 0 opposed

D. Planning Board Action:

Section 1008(B) of the Town of Mayfield Zoning Law indicates that the Planning Board shall hold a public hearing on a subdivision application within sixty-two (62) days from the time the Planning Board determines that the preliminary plat is complete. Consequently, does the Planning Board feel that enough information has been provided by the applicant to schedule a public hearing on the subdivision application?

MOTION: To schedule a public hearing on Jacob and Makiko Cichy's subdivision application for a piece of property along Brower Road for 6:00 p.m., Wednesday, December 16, 2020.

MADE BY: Aaron Howland  
SECONDED: John Kessler  
VOTE: 5 in favor, 0 opposed

**V. WILLIAM AND HOLLY DONNAN AND SARAH SUITS AND DEREK OLSON – PROPERTY TRANSACTION ALONG NYS ROUTE 30:**

A. Background:

William and Holly Donnan own a 28.3+/- acre piece of property along the west side of NYS Route 30 (Tax Map Parcel No. 73.-1-32). Sarah Suits and Derek Olson own an adjacent parcel that is approximately .45+/- acres in size (Tax Map Parcel No. 74.13-1-17). The Donnans intend to transfer ownership of a portion of their property to Sarah Suits and Derek Olson in order to increase the size of that parcel. The property to be transferred is approximately 2,017+/- sq. ft. No new lots are being created as part of this transaction.

PLANNING BOARD DISCUSSION: County Planning Consultant Sean Geraghty pointed out that the proposed transaction looks like it is intended to clean up a property boundary and make sure that all of the structures on Sarah Suits and Derek Olson's property are on their own land.

The Planning Board recognized that the proposed transaction is not subject to the Town's Subdivision Regulations.

PLANNING BOARD ACTION:

MOTION: Recognizing that William and Holly Donnan and Sarah Suits and Derek Olson's proposed property transaction along NYS Route 30 is not subject to the Town of Mayfield Subdivision Regulations and to approve the transaction as a lot line amendment.

MADE BY: Aaron Howland

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed

**VI. KAREN AND EUGENE JOUBERT – SUBDIVISION ALONG NYS ROUTE 29:**

A. Background:

On August 14, 2019, PV Engineers, P.C. (Borrego Solar) received a Special Permit approval for a Solar Farm Project on Karen and Eugene Joubert's property along NYS Route 29. The Jouberts' property is approximately 136+/- acres in size. There is an existing residence on the property along with two (2) Solar Farm systems that are 2.5 megawatts and 4.0 megawatts in size respectively.

National Grid is now requiring Borrego Solar to subdivide the property in order to separate the residence and the individual solar systems onto their own parcels. The majority of the Jouberts' property is located on the south side of NYS Route 29. However, a portion of the parcel extends to the north side of NYS Route 29. The Jouberts' proposal is to create four (4) separate lots on the parcel. The parcel on the north side of NYS Route 29 will be approximately 36.14+/- acres in size. The parcel around the existing residence will be approximately 4.72+/- acres in size. There will then be a parcel around the 2.5 megawatt system that is approximately 32.24+/- acres in size and a parcel around the 4.0 megawatt system that is approximately 63.21 acres in size. All of the parcels will have direct road access.

B. Code Enforcement Office/County Planning Department Review:

Section 501 of the Town of Mayfield Subdivision Regulations outlines the information an applicant is required to submit to the Planning Board for a proposed subdivision. Upon review of the proposed preliminary plat by the Town Code Enforcement Office and the Fulton County Planning Department, the following issues have been raised:

1. The location of that portion which is to be subdivided in relation to the entire tract and the distance to the nearest existing street intersection.

STATUS: Provided.

2. All existing structures, wooded areas, streams and other significant physical features within the portion to be subdivided and within 250' thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 5'.

STATUS: Provided.

3. The name of the owner and all adjoining property owners as disclosed by the most recent municipal tax records.

STATUS: Provided.

4. The tax map sheet, block and lot number.

STATUS: Provided.

5. All available utilities on all existing streets.

STATUS: Provided.

6. The proposed pattern of lots, including lot width and depth, street layout, recreation areas, systems of drainage, sewer and water supply within the subdivided area.

STATUS: N/A

7. All existing restrictions on the use of land including easements, covenants and zoning lines.

STATUS: There are access and utility easements that are identified in Schedule B as notations on the subdivision plat.

8. An actual field survey of the boundary lines of the tract giving complete descriptive data by bearings and distances made by a certified or licensed engineer or land surveyor.

STATUS: Provided.

9. All onsite sanitation and water supply facilities shall be designed to meet the minimum specifications of the Department of Health and a note to this effect shall be stated on the plat and signed by a licensed engineer.

STATUS: N/A

10. The proposed subdivision name and the name of the Town and County in which it is located.

STATUS: Provided.

11. The date, north arrow, map scale, name and address of record owner and subdivider.

STATUS: Provided.

12. A Short Environmental Assessment Form with Part 1 completed by the applicant.

STATUS: Provided.

13. It is the policy of this state and this community to conserve protect and encourage the development and improvements of agricultural land for the production of food and other products and also for its natural and ecological value. This disclosure notice is to inform prospective residents that farming activities occur within the Town. Such activities may include but not be limited to activities that cause noise, dust and odors.

STATUS: N/A

DISCUSSION: The Planning Board recognized that the applicant's proposal to subdivide the property is somewhat ministerial act at this point in time since the Solar Farm has already been installed.

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 subdivision 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.

3. Section 617.6 (b) of 6 NYCRR states that, when a single agency is involved, the agency will be the lead agency when it proposes to undertake, fund or approve a Type 1 or Unlisted Action that does not involve another agency. If the agency has received an application for funding or approval of the action, it must determine the significance of the action, within twenty (20) calendar days of its receipt of the application, an Environmental Assessment Form or any additional information reasonably necessary to make that determination, whichever is later. Therefore, does the Planning Board wish to issue a Determination of Significance under SEQR at this time?

MOTION: Authorizing the filing of a negative declaration under SEQR for this proposed action since the subdivision of the property is being done at the request of National Grid so that each of the solar fields is on its own parcel.

MADE BY: John Kessler  
SECONDED: Richard Miles  
VOTE: 5 in favor, 0 opposed

D. Planning Board Action:

Section 1008(B) of the Town of Mayfield Zoning Law indicates that the Planning Board shall hold a public hearing on a subdivision application within sixty-two (62) days from the time the Planning Board determines that the preliminary plat is complete. Consequently, does the Planning Board feel that enough information has been provided by the applicant to schedule a public hearing on the subdivision application?

MOTION: To schedule a public hearing on Eugene and Karen Joubert's subdivision application for a piece of property along NYS Route 29 for 6:00 p.m., Wednesday, December 16, 2020.

MADE BY: Richard Miles  
SECONDED: John Kessler  
VOTE: 5 in favor, 0 opposed

**VII. MICHAEL VANNOSTRAND AND HEATHER JULIAN VANNOSTRAND -  
SUBDIVISION ALONG RICEVILLE ROAD:**

PLANNING BOARD DISCUSSION: The Planning Board recognized Michael and Heather VanNostrand were in attendance for the meeting.

Heather VanNostrand gave Planning Board members a revised copy of a subdivision proposal that was initiated in January 2020. Ms. VanNostrand reminded Board members that information was requested on the plat but, unfortunately, because of the national pandemic, the amendments to the drawing and the subsequent review process have been delayed.

After several minutes of discussion, the Planning Board recognized that a public hearing was previously scheduled on the VanNostrands' proposal. The Planning Board agreed that a new public hearing date should be set for the application.

MOTION: To schedule a public hearing on Michael and Heather Julian VanNostrand's subdivision application for a piece of property along Riceville Road for 6:00 p.m., Wednesday, December 16, 2020

MADE BY: Richard Miles  
SECONDED: Aaron Howland  
VOTE: 5 in favor, 0 opposed

### **VIII. REVIEW OF TOWN COMPREHENSIVE PLAN:**

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

On February 19, 2020, the Mayfield Planning Board, Town Code Enforcement Officer Damon Curley and County Planning Consultant Sean Geraghty had a meeting to discuss a potential update to the Town of Mayfield Comprehensive Plan. The meeting resulted from a request by Town Supervisor Rick Argotsinger to have the Planning Board take a look at the existing Comprehensive Plan, which was adopted in July of 2013 and recommend to the Town Board any changes that should be made at this time. As a result of the meeting, it was decided that the Planning Board would take a little time at each of its meetings to discuss possible changes to the document.

PLANNING BOARD DISCUSSION: Mr. Geraghty suggested that the Board take a few minutes to talk about Chapters 4 and 5 in the Comprehensive Plan. He pointed out that the Town Board's request for the Planning Board to review the Comprehensive Plan was being driven by the fact that there is no mention in the existing Comprehensive Plan of Solar Farm developments or Short-term Rentals. Mr. Geraghty pointed out that the Planning Board has already issued a recommendation concerning Solar Farm Regulations that need to be updated in the Zoning Law, as well as begun pursuing a regulatory solution with an outside agency for the Short-term Rental issue in the community.

Planning Board members agreed that those were the two (2) issues that initiated the discussion to update the Town's Comprehensive Plan.

Mr. Geraghty stated that he looked through Chapters 4 and 5 in the Comprehensive Plan and would like to offer some insight to Board members.

## B. Review of Comprehensive Plan Chapters 4 and 5:

### Chapter 4:

Mr. Geraghty explained that Chapter 4 in the Comprehensive Plan deals with Recreational Resources in the community. Mr. Geraghty pointed out that there may be some inventory updates that could be made to the Chapter if Board members felt that was necessary.

Mr. Kessler asked Jake Cichy, who was still sitting in the audience, if there have been snowmobile trails added since the Comprehensive Plan was adopted in 2013?

Mr. Cichy indicated that there have been small extensions to the trails going into the City of Gloversville and near Tarrow?? Hill.

Mr. Kessler stated that he felt the Comprehensive Plan should be updated to stress the need for a trail from the Town Beach to the Village of Mayfield.

Mr. Geraghty pointed out that there is already a recommendation in the Town's Comprehensive Plan concerning the development an expansive trail network throughout the community. Mr. Geraghty questioned whether or not the Town has done any work with the Upper Hudson Woodlands ATP to create additional trails in the community? He indicated that he remembers former Town Code Enforcement Officer Mike Stewart meeting with the group to see what they would be willing to do for the Town.

Board members seemed to indicate that there hasn't been any progress made on the development of additional trails with the Upper Hudson Woodlands ATP.

### Chapter 5:

Mr. Geraghty pointed out that much of the information contained in Chapter 5 of the Comprehensive Plan deals with housing and household trends as identified in the 1990, 2000 and 2010 Census data. He pointed out to Board members that he was very skeptical as to whether or not data coming out of the 2020 Census would have much value to the Planning Board. He noted that some of the information that was collected in 1990 and 2000 was not collected in the same manner in 2010. He explained that either definitions were changed or geographic boundaries were altered, which made comparing statistics very difficult. He pointed out that the overriding recommendations in the Comprehensive Plan involved diversifying the local housing stock and providing senior housing, as well as affordable housing.



Planning Board Member Jerry Moore pointed out that there is also a significant need for assisted living in Fulton County. He indicated that many of Fulton County's residents are forced to leave the area if they require assisted living.

Mr. Geraghty agreed and indicated this is an issue that has been recognized throughout the County. He pointed out that, until it makes financial sense for a company to develop an assisted living center in Fulton County, it is probably not going to happen.

**IX. OTHER BUSINESS:**

A. Code Enforcement Update:

Code Enforcement Officer Damon Curley indicated that there are some talks concerning the development of the former Pour Jim's property along NYS Route 30 that are ongoing. He indicated that there is some speculation that a Microtel hotel will be developed on the site. He indicated that, from what he has heard, there have been some issues that the developers are running into with Adirondack Park Agency height restrictions that may limit the size of the hotel. He pointed out that, originally, the developers were hoping to get 90 units in the hotel, but may have to settle for 60 units.

**X. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:36 p.m.

MADE BY: John Kessler

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed