

**TOWN OF MAYFIELD PLANNING BOARD
AUGUST 16, 2023
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**JOHN KESSLER, CHAIRMAN
AARON HOWLAND, VICE-CHAIRMAN
RICHARD MILES
JERRY MOORE
GRANT RAUCH**

**RALPH DESIDERIO, COUNCILPERSON
CARMEL GRECO, ESQ, TOWN ATTORNEY
AARON ENFIELD, FULTON COUNTY SENIOR PLANNER**

I. CALL MEETING TO ORDER:

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

II. APPROVE MINUTES OF THE JULY 18, 2023 MEETING:

MOTION: To approve the minutes of the July 18, 2023 meeting.

MADE BY: Aaron Howland

SECONDED: Grant Rauch

VOTE: 5 in favor, 0 opposed

**III. DAVID S. GALPIN, DOUGLAS C. GALPIN & CYNTHIA J. GALPIN – PROPERTY
TRANSACTIONS AT 215 LAKESIDE DRIVE AND 223 LAKESIDE DRIVE:**

A. Background:

Douglas C. Galpin and Cynthia J. Galpin own a piece of property at 223 Lakeside Drive (Tax Map Parcel No. 104.14-3-2) approximately 0.536+/- acres in size. Douglas C. Galpin and Cynthia J. Galpin own a piece of property at Lakeside Drive (Tax Map Parcel No. 104.14-1-1.2) approximately 0.116+/- acres in size. Douglas and Cynthia Galpin also own Tax Map Parcel 104.14-3-1, which is approximately .742+/- acres in size, and Tax Map Parcel 104.14-1-1.2, which is approximately .0765+/- acres in size.

All properties are within the Hamlet Land Use Area of the Adirondack Park Agency (APA) which does not have a minimum lot size requirement. However, the minimum lot size, per the Town of Mayfield Zoning Ordinance, is 1 acre.

They would like to do the following property transactions:

1. Convey a portion of 104.14-3-1 to 215 Lakeside Drive (Tax Map Parcel Number 104.14-3-1) that is approximately 0.638+/- acres in size and owned by David and Douglas Galpin.
2. Convey the remaining portion of 104.14-3-1 and all of 104.14-1-1.2 to 223 Lakeside Drive.
3. Convey a portion of 215 Lakeside Drive to 223 Lakeside Drive.

After the adjustment, 215 Lakeside Drive will be 1.000+/- acres in size, and 223 Lakeside Drive will be 4.068+/- acres in size.

B. Planning Board Discussion:

After a back-and-forth conversation, the Planning Board felt that the boundary line adjustments would not be subject to the Town's Subdivision Regulation and proposed to approve as a Lot Line Adjustment.

PLANNING BOARD ACTION:

MOTION: Recognizing that the property transaction between David Galpin, Douglas Galpin, & Cynthia Galpin at 215 and 223 Lakeside Drive is not subject to the Town's Subdivision Regulations and can be approved as a lot line adjustment.

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

IV. SHELLY PASQUARELLI AND MICHAEL NIGRO, TRUSTEE – PROPERTY TRANSACTION AT 153 HIGHLAND ROAD AND 155 HIGHLAND ROAD:

A. Background:

Shelly Pasquarelli owns a piece of property at 155 Highland Road (Tax Map Parcel No. 120.8-1-20) that is approximately 0.475+/- acres in size. Michael Nigro, Trustee of the Michael Nigro Revocable Trust, owns a piece of property at 153 Highland Drive (Tax Map Parcel No. 120.8-1-19) approximately 0.203+/- acres in size. Each property owner would like to convey a small portion of their property to straighten out the boundary line and to give more of a setback to 153 Highland Drive. The area after the adjustment will stay the same.

Both properties are within the moderate intensity Land Use Classification of the Adirondack Park Agency (APA). While Moderate Intensity has an average of 1.3 acres, neither of these properties would fit the criteria.

B. Planning Board Discussion:

After a back-and-forth conversation, the Planning Board felt that the boundary line adjustments would not be subject to the Town's Subdivision Regulation and proposed to approve them as a Lot Line Adjustment.

PLANNING BOARD ACTION:

MOTION: Recognizing that the property transaction between Shelly Pasquarelli and Michael Nigro, Trustee of the Michael Nigro Revocable Trust at 153 Highland Road and 155 Highland Road, is not subject to the Town's Subdivision Regulations and can be approved as a lot line adjustment.

MADE BY: John Kessler
SECONDED: Aaron Howland
VOTE: 4 in favor, 0 opposed, 1 abstain (Moore)

V. OTHER BUSINESS:

A. Fulton County Planning Department:

Code Enforcement

Senior Planner Aaron Enfield indicated that Mike Stewart is the interim Code Enforcement Officer and will have limited hours. He also stated that he will not be attending any Planning Board meetings.

DeRocker Subdivision

Mr. Enfield indicated that the resubmittal for the DeRocker Subdivision has been in the Code Enforcement Office since the end of May. He stated that it will be part of the September Agenda.

Boralex Solar Project – Close Farm

Mr. Enfield mentioned that the County Planning Board met with the Boralex developers, which needs to have a meeting with the County on some level as part of the Office of Renewable Energy Siting (ORES) process.

Planning Board Member Jerry Moore stated that he brought up two concerns: (1) the substation is within 100' from the elementary school, and the nearest access road is on Lakeside Drive, and (2) the fencing of the farm will affect the deer population going into neighboring properties and into the Village of Mayfield. Subsequently, he indicated that a County Planning Board member has seen an impact on their Christmas Tree Farm and has had to institute mitigation measures.

Mr. Enfield stated there was a miscommunication regarding the decommissioning of the project and the cost will be 100% plus an additional 15%, which will be renegotiated every 5 years.

Town Councilperson Ralph DeSedrio indicated that the Town is hiring an outside legal counsel to work with the Decommissioning Plan.

Winney RV Park along NYS Route 30

Mr. Enfield stated that he spoke to Mike Stewart regarding the project, who is currently serving as the interim Code Enforcement Officer after the departure of Damon Curley on July 31, 2023, specifically on issues Planning Board Members brought up. He indicated that, given Mr. Stewart's limited hours, he will be reviewing the project over the next month and will issue a letter to the Planning Board prior to the next meeting.

Planning Board Member Rich Miles expressed concern stating that, while Mr. Stewart is reviewing the project, they might continue to clear-cut land and asked if they got the okay to do so initially? Subsequently, he stated he would reach out to Mr. Stewart directly to express his concerns.

Vice Chairman Aaron Howland stated that he reviewed the minutes from past Planning Board meetings, which indicated the need for screening the property. Subsequently, he stated the minutes did not indicate to save all the trees.

B. Other:

Property South of Sacandaga Brewing

Mr. Moore inquired about activity for a piece of property south of the Great Sacandaga Lake Brewing Company?

Vice Chairman Howland indicated he has heard rumors but nothing concrete as there has not been an application to the Planning Board.

Mr. Enfield stated he would bring that up to Interim Code Enforcement Officer Mike Stewart.

VI. CLOSE OF THE MEETING:

MOTION:	To close the meeting at 6:15 pm
MADE BY:	Jerry Moore
SECONDED:	Grant Rauch
VOTE:	5 in favor, 0 opposed