

**TOWN OF MAYFIELD PLANNING BOARD  
JANUARY 19, 2022  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

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

**CARM GRECO, TOWN ATTORNEY  
DAMON CURLEY, CODE ENFORCEMENT OFFICER  
SEAN M. GERAGHTY, CONSULTANT  
AARON ENFIELD, SR. PLANNER**

**OTHERS:**

**MARIE MCNULTY  
DON HOWE  
KEN ADAMCZYK  
CAROLYN KOZLOWSKI  
ALANE SAYER  
BARRY SAYER  
ANNALIECE, RYAN AND MARGO SPILKEN  
LYNN DEROSE  
JOSEPH DEROSE  
GRANT RANCH  
LUKA NIKOLKIJ  
NICOLE LIORRETTI  
JASON SUBIK, LEADER HERALD  
DON HENDERSON  
CHRISTINE GOUSSENS  
JOHN PAPA  
BRUCE BAKON  
BEN BOTELHO  
MICHELLE KAPLAN  
JOSH WADSWORTH  
MATT KIELEY  
CHRIS MULHALL  
DOOROTHY BAUM  
DOUG BLACKLOCK  
DOUG SAUSA  
DONNA DEFOE  
WILLIAM DEFOE**

**FRANK DYBAS  
MICHAEL DYBAS  
LICKIJA NIKOLLAY  
JAMIE AND LANE WINNEY  
KALEI WINNEY  
JASON CORDE  
MELANIE OSTERHOUT  
KYLENE MORREALE  
MIKE AND SHERI KAYES  
ERIK WINNEY  
ADRIENNE MORREAH  
DANIELLE WINNEY  
PAMELA BAYES  
DAVID BAYES  
JULIE AND SCOTT FAVILLE  
KATHY AND GRANT RAVOLI  
PAT AND TOM VANSCHAICK  
JAN SHAICK  
DAVID BOCANN  
PETE STEARNS  
CATHY STEARNS  
PAUL BAUM  
JIM COREY  
THERESA COREY  
PENNY SZUMOROSKI  
ROBERT JOHNSON  
KAREN AND KEVIN BRUCE  
JAN BURLE  
ANN BRANDT  
CHRIS MULHALL  
RUSSELL ZIEMBA**

**I. CALL MEETING TO ORDER:**

The meeting was called to order at 6:09 p.m.

**II. APPROVE MINUTES OF OCTOBER MEETING:**

MOTION: To approve the minutes to the October 20, 2021 meeting.

MADE BY: Aaron Howland

SECONDED: Richard Miles

VOTE: 4 in favor, 0 opposed

**III. JULIE R. FAVILLE AND GREGG C. PETOFF - PROPERTY TRANSACTION ALONG NYS ROUTE 29:**

A. Background

Gregg C. Petoff owns 21.54+/- acres along the south side of NYS Route 29 near the intersection of County Highway 155 (Tax Map Parcel No. 151.-7-7). He intends to convey approximately 1.455+/- acres of that lot to his adjacent property owner and sister, Julie Faville (Tax Map Parcel No. 151.-7-2) to increase the size of that lot from .41 +/- acres to 1.92 +/- acres.

B. PLANNING BOARD DISCUSSION:

County Planning Consultant Sean Geraghty pointed out that the proposed property transaction does not involve the creation of any additional lots and appears to be simply an effort to provide Julie Faville with additional property for her residence.

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

PLANNING BOARD ACTION:

MOTION: Recognizing that the property transaction between Julie Faville and Gregg Petoff along NYS Route 29 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

**IV. LANE AND KALIE WINNEY - PUBLIC HEARING ON SPECIAL PERMIT FOR RV PARK ALONG WOODS HOLLOW ROAD AND NYS ROUTE 30:**

A. Background:

Lane and Kalei Winney are proposing the construction of a Recreational Vehicle Park Campground on approximately 83.4+/- acres of commercially zoned land located in the Town of Mayfield (Tax Map Parcel Nos. 137.-4-51, 137.-4-52, 137.-4-54.11, 137.-4-55, and 137.-4-056).

The purpose of the project is to provide a destination recreational vehicle park and campground experience on the Great Sacandaga Lake. The project consists of campgrounds with RV lots, Glamping, and Tents. Proposed amenities include restroom/shower facilities, playground, picnic

pavilions, swimming pool, amphitheater, boat rental, dock system, boat slips, boat launch, and beach access.

The project area is located on the north side of State Highway 30 and south of Woods Hollow Road in the Town of Mayfield. The facilities will include RV lots, RV stands, street systems, driveway, parking, utilities and service facilities, open space, and landscaping. The two points of access are the main entrance on Woods Hollow Road and a secondary controlled access at the existing entrance on State Highway 30.

B. October 20, 2021 Meeting:

During its October 20, 2021 meeting, the Town of Mayfield Planning Board continued its review of Lane and Kalie Winney's Special Permit application for an RV Park along Woods Hollow Road and NYS Route 30. At that time, the Planning Board reviewed the additional information and revisions that were provided, as well as the design changes that have been made to the project involving the access points to the site. The Planning Board did not ask for any additional information during the October 20, 2021 meeting.

DISCUSSION: Mr. Geraghty explained that the applicants were not asked to provide any additional information for this evening's meeting. He indicated that he asked the applicant's engineer, Travis Mitchell, P.E., to make a brief presentation about the project so that the Planning Board and the audience recognizes the design changes and additional pieces of information that have been provided over the past several months.

Mr. Mitchell gave a brief overview of Lane and Kalie Winney's proposed RV Project. He pointed out that this type of use is talked about in the Town's Master Plan. He stated that there are very few sites within the community, other than Mr. Winney's, that meet the site objectives that are outlined in that document. He pointed out that the Town's Zoning Law also allows for this type of use in a Commercial District.

Mr. Mitchell then reviewed the location changes that have been made to the access driveways for the project and the additional vegetative screening that has been added along both Woods Hollow Road and NYS Route 30. Mr. Mitchell pointed out that the sales office shown along Woods Hollow Road will be removed from the next set of drawings. Mr. Mitchell talked about the previous mining operation on the property that will be reclaimed as part of the RV Park proposal. He then talked about some of the waterfront features that have been added to the project. He pointed out that both NYSDEC and the Hudson River Black River Regulating District (HRBRRD) will be responsible for deciding how much dock space the applicant will be allowed for the RV Campground. Mr. Mitchell then asked Melanie Osterhout, OSPA Engineering Services, to review the traffic analysis that was undertaken for the project.

Ms. Osterhout stated that the focus of the traffic analysis was on the intersection of Woods Hollow Road and NYS Route 30. She also talked briefly about the three (3) driveway entrances for the project. She explained how the turning movements for larger vehicles at the intersection of Woods Hollow Road and NYS Route 30 were examined.

Mr. Mitchell then reviewed a color-coded map of the project site, which offered a clearer picture of where the different components of the project will be located. He finished up by talking about the other agencies that will be involved with the project and the permits that will need to be obtained before the project can be developed.

### C. Public Hearing:

1. The public hearing was opened at 6:22 p.m.
2. Speakers:

Don Henderson  
276 Woods Hollow Road

Mr. Henderson stated that he is not opposed to Mr. Winney's project but, as a local business owner, he knows that there have to be some tradeoffs between promoting economic development and preserving the quality of life for Town residents. Mr. Henderson talked about the dangerous intersection at Woods Hollow Road and NYS Route 30 and the problems that will be created if RV's are allowed to pass through this intersection. He pointed out that there will likely be no full-time jobs created by the project since it is a family business. He pointed out that the tax assessment for the applicant's other RV Park, Dun Loggin Campground in the Town of Broadalbin is only \$499,000, which does not generate significant tax revenue for the community. He spoke about the impacts that campground has on the surrounding area. He stated that the traffic analysis that was done for the project was inadequate and stated that he felt the traffic counts should be done during the peak season. He stated that he felt the majority of the people that are going to use this proposed RV park are from out of town. He pointed out that there are essentially no rules at the applicant's other RV Park, so he speculated that noise issues will be a significant concern for nearby residents.

Christine Goussens  
276 Woods Hollow Road

Ms. Goussens stated that she is a year round resident on Woods Hollow Road and is very concerned about traffic and safety issues in the surrounding neighborhood. She pointed out that Town

Superintendent of Highways Scott Martin spoke at a previous Planning Board meeting and indicated that Woods Hollow Road is simply not built to accommodate RV traffic. She also pointed out that Planning Board Member Aaron Howland has attempted to maneuver a large vehicle and trailer along Woods Hollow Road and admitted that it is very difficult. She talked briefly about several issues of environmental concern with the project including what will happen with the 30,000 gallons/day of additional sewage that will be generated by the RV Park. She then talked about the amount of noise that will emanate from the facility when it is at full capacity.

Ben Botelho, Esq.

Mr. Botelho stated that he is an attorney with The Braymer Law Firm in Glens Falls. He stated that he is representing several residents of Woods Hollow Road. He stated that he does not feel the proposed project is compatible with the neighborhood. He pointed out to Planning Board members that the project, under the State Environmental Quality Review Act (SEQRA), is considered a Type I Action. He explained that there is a legal presumption that Type I Actions will require the issuance of a Positive Declaration and the preparation of an Environmental Impact Statement. He stated that the sheer amount of land to be disturbed is an immediate significant impact. He pointed out that there are 16 acres of wetlands on the property that will be impacted. He talked about some of the wells surrounding the project site that may be impacted and pointed out that his bigger concern is that the applicant has previously indicated that he has never had to pump out septic systems at his other facility. He talked about the fact that residents in the neighborhood have seen bald eagles nesting on the site. He talked about the traffic implications of the project and the noise and light pollution that will be created by the facility. He indicated that the project, as proposed, is clearly inconsistent with the character of the community. He stated that he felt the SEQRA requires the Planning Board to issue a Positive Declaration for this project given the number of significant adverse impacts that could be created. He urged the Planning Board to also hire its own individual engineering consultant to review the documents that have been submitted by the applicant.

Josh Wadsworth  
191 Woods Hollow Road

Mr. Wadsworth expressed concern with the increased traffic that will result from the project. He pointed out that Lanzi's Restaurant at the end of the road already generates a significant amount of traffic that causes concerns in the neighborhood. He stated that, on busy weekends, individuals will park all along Woods Hollow Road. He stated that he felt the only entrance to the facility should be along

NYS Route 30. He stated that he felt the sales tax impacts of the project will be minimal because the people using the RV Park are going to go to big box retail stores to get their stuff and they will not patronize local businesses.

Matt Kieley  
128 Pedrick Road

Mr. Kieley stated that he purchased his residence along Pedrick Road in 2014. He pointed out that he is not allowed to put permanent structures on or near the lakefront and can't take down healthy trees on his property. He expressed how those restrictions help preserve the natural environment and the lakefront. Mr. Kieley expressed respect for Mr. Winney as a businessman and talked about how Mr. Winney has managed to harvest the resources on the property in the form of a mining operation and now is looking to harvest the site for a new type of use. He indicated that the magnitude of Mr. Winney's project will have a significant impact on natural resources. He stated that bringing a 1,000 people into the neighborhood will significantly impact water consumption and sewage disposal. He talked about what he felt was the Planning Board's responsibility and expressed a hope that the Planning Board will protect the community and leverage the community's most important natural asset, which is the Lake.

Dorothy Baum  
134 Pedrick Road

Ms. Baum talked about the Planning Board's responsibility when it comes to protecting the community. She indicated that she felt it was a difficult job to look into the future to decide which direction the community should go. She indicated that she felt the project will eventually necessitate all of the adjacent property owners having to redrill their wells. She talked about some of the unwanted wildlife that will be disturbed during the site clearing. She talked about concerns with the number of people that will be in the Park who will have too much to drink and may create safety concerns along Woods Hollow Road. She stated that there will be additional boats anchoring in the channel that will create dangerous situations given all of the stumps in the bay. Overall, she felt that the number of people, vehicles and boats that will result from this RV Park will overburden the local Sheriff's Department and State Police.

Dave Sousa  
129 Woods Hollow Road

Mr. Sousa stated that he has lived on both ends of the road since 1987. He talked about how parking has been a problem along Woods

Hollow Road for many years. He pointed out that the lane leaving Woods Hollow Road onto NYS Route 30 is much larger than the lane coming onto Woods Hollow Road which will make it very difficult for larger vehicles to maneuver through the intersection. He stated that he felt Mr. Winney had the right to develop his property as long as he conforms to the rules. He indicated that Mr. Winney may need to cut back on the project a little bit and suggested that the amphitheater facility on the shoreline be the first thing to get eliminated.

William Defoe  
109 \_\_\_\_\_  
Broadalbin

Mr. Defoe expressed his support for the project. He stated that he felt it was a wonderful consideration on the part of Mr. Winney to not try and overburden the site by maximizing the number of RV sites that could conceivably be developed under the Town's Zoning Code.

David Bayes  
571 County Highway 138

Mr. Bayes stated that he also lives in the Town of Broadalbin, but felt that this was a super project for the community. He stated that he has an RV that he takes back and forth to Florida, and he has met people in Florida who want to come up here during the summer months. He stated that he has known Mr. Winney for quite some time and felt that he would develop the project the right way. He stated that he has stayed at Mr. Winney's other RV campground Dun Loggin and enjoyed himself and didn't feel that the facility was being run without rules.

Pete Stearns  
120 Pedrick Road

Mr. Stearns stated that he felt the Planning Board should have had the applicant resolve several problems before opening the application for a public hearing. He pointed out that the Town Superintendent of Highways Jeff Martin has told the Planning Board that he does not want to have RV's on Woods Hollow Road. He expressed some discontent that the Planning Board has waived its right to hire its own engineering firm to examine the application. He stated that he felt adjacent property owners need to get more consideration from the applicant in terms of fencing and landscaping. He talked briefly about the steep slopes near the former mining operation and speculated on how the applicant will be able to develop any sites near that slope. He talked briefly about wanting to develop his own property along the Lake. He indicated that he has reached out to Senator Jim Tedisco about this project and was told by Senator

Tedisco's office that the Town has assured him that the Planning Board is considering moving traffic out to State Route 30 and off of Woods Hollow Road.

Cathy Stearns  
120 Pedrick Road

Ms. Stearns stated that her main concern with the project is safety along Woods Hollow Road. She talked about the inability of emergency vehicles to access residential properties along Woods Hollow Road. She pointed out that Woods Hollow Road is a very narrow dead end road and, in the past, emergency vehicles have had difficulties accessing both the restaurant and individual residences. She indicated that, while she would like to see all of the driveways located on Route 30, she speculated that there could be problems associated with those access points also.

Paul Baum

Mr. Baum questioned when the RV Park will be open? He stated that he didn't know how the Planning Board could conceivably approve a project when other agencies haven't approved the project yet. He indicated that he felt boat traffic generated by the RV Park will block the channel to the Kenyetto Creek. He stated that, in looking at the drawings, he felt that several buildings are situated below the Hudson River Black River Regulating taking line. He stated that he understands that the Planning Board wants to approve the project, but felt that there are still a number of issues unresolved. He stated that he is a professional driver and has significant reservations as to how RV's or other large vehicles will be able to maneuver around the intersection of Woods Hollow Road and NYS Route 30.

Teresa Corey  
355 Woods Hollow Road

Ms. Corey pointed out that the size of the Park will essentially be bigger than the Northampton State Campground which has over 223 camping sites. She pointed out that the Northampton State Campground also has an armed ranger 24/7 at the entrance. She asked what rules will be enforced in this particular RV Park? She questioned whether there will even be adequate supervision within the Park. She then questioned where boaters will go given the limited size of the adjacent bay on the Sacandaga Lake. She stated that she felt the Town Planning Board needed to soundly manage developments in the community. She stated that she didn't want to see the shoreline become a sewer pit because it is overrun with activity. She stated that she felt the project was being squeezed in

between private residences. She stated that she felt the traffic assumptions that were made in the traffic analysis were a joke.

Robert Johnson

Mr. Johnson indicated that he is a year round resident. He pointed out that the intersection of Woods Hollow Road and NYS Route 30 is a hairpin turn that should be a concern to the Planning Board. He stated that the increases in traffic that will result from this RV Park may overburden the local road network. He indicated that emergency vehicles already have difficulty maneuvering and are often delayed on Woods Hollow Road.

Karen Bruce  
355 Woods Hollow Road

Ms. Bruce indicated that she is a Nurse Practitioner with a retirement plan that involves living peacefully along the Lake. She stated that if this project is allowed to move forward, she will likely have to put together a new retirement plan. She talked about some of the problems that she already has with a neighboring restaurant and pointed out that there are times when she can't get through the parking lot. She talked about how traffic fatalities in Fulton County have increased substantially. She stated that when small roads intersect with large roads, there are often problems. She indicated that she is often a first responder at these traffic incidents, which are occurring throughout Fulton County. She pointed out that, in Fulton County, a resident dies every two (2) months from a traffic accident. She provided Board members with detailed traffic accident statistics for Fulton County.

Kevin Bruce  
355 Woods Hollow Road

Mr. Bruce stated that he is a retired Project Manager with the United States Army Corps of Engineers. He stated that he felt the applicant's environmental assessment was incomplete and that the Planning Board should ask for additional information. He stated that he was told that an application had been submitted to the Army Corps of Engineers regarding wetlands on the Project Site. He stated that he reached out to a contact at the Army Corps of Engineers who told him that there is no record of an application for Mr. Winney's project. Mr. Bruce questioned the traffic counts that were taken on Woods Hollow Road and pointed out that the turning movements shown at the intersection of Woods Hollow Road and NYS Route 30 are simply simulated movements and were not actually undertaken as part of the traffic analysis. To that end, Mr. Bruce stated that he

felt the Planning Board must issue a Positive Declaration so that all of the issues can be carefully examined.

Ann Brandt  
214 Lakeside  
Mayfield

Ms. Brandt stated that she is a frequent visitor to the Woods Hollow neighborhood. She stated that there is typically no room for more than five (5) boats in the adjacent bay next to the Project Site. She stated that she felt the scope of the project was way too big and that the property could conceivably support 100 sites. She also talked about some of the security concerns and stated that she felt a full-time security guard will be needed for the RV Park.

Russell Ziemba  
1813 Highland Avenue  
Troy, NY

Mr. Ziemba stated that he lives in Troy, but grew up in the Town of Mayfield and still owns property in the community. He stated that he is opposed to the project and felt it was much too big and too dense for its location. He stated that he felt the magnitude of the project and the number of boats that will come and go to the site will cause problems along the Kenyetto Creek. He stated that it will change the lives of residents along Woods Hollow Road. He pointed out that the locals who frequent the restaurant know the roads, whereas the individuals coming and going from the RV Park will not be as familiar with the local road network. He felt that the increases in traffic will notably increase traffic accidents in the area. He also stated that he was worried about local property taxes going up because the Town will eventually realize that new infrastructure needs to be developed to support the project.

Ken Adamczyk  
Fulton County Center for Regional Growth (FCCRG)  
34 West Fulton Street  
Gloversville, NY

Mr. Adamczyk indicated that he works for the FCCRG and explained that his office has reviewed Mr. Winney's project. He stated that the FCCRG has been working with Mr. Winney for approximately a year and has helped him seek funding for the project. He stated that he felt this was a healthy development and that the project has been well thought out and will help to preserve natural resources in the area. He stated that the FCCRG has secured grant funding for the project. He pointed out that the project will help to further Fulton County's Tourism Plan.

Ryan Spilken  
188 Woods Hollow Road

Mr. Spilken indicated that he moved from Missouri with his family approximately 6 years ago. He indicated that his home is essentially 50 feet from the primitive campground area in the RV Park. He stated that one of the things that drew him to this area was the sky at night and how beautiful the dark sky is around the Sacandaga. He stated that he felt that the potential for light pollution should be one of the environmental issues that the Planning Board considers. He indicated that he has concerns that individuals in the RV Park may wander outside the Park and onto his property. He pointed out that his daughter's bedroom window is on the RV Park side of the house. He pointed out that there really is no dividing line between the RV Park and his residence. He urged Planning Board members to consider the impact to residential property owners along Woods Hollow Road.

Lyn Derosé  
176 Woods Hollow Road

Ms. Derosé indicated that she agreed with her neighbors in terms of the negative impacts that the project will have in the surrounding neighborhood. She pointed out that she has a very shallow well which she feared will be impacted by the water used in the RV Park. She pointed out that she didn't buy her residence along Woods Hollow Road to live behind a trailer park.

Chris Mulhall  
294 Woods Hollow Road

Mr. Mulhall urged the Planning Board to exercise its option to hire an engineer at the applicant's expense to do an independent review of the project. He pointed out that lives have changed for everyone since COVID and that people are spending more time in their residences. He indicated that he felt the magnitude of the project will have serious impacts on people in the surrounding neighborhood. He also indicated that he felt the Planning Board should ask for some type of economic impact analysis to show what economic benefits the project will have for the Town of Mayfield.

Grant Rouch

Mr. Rouch pointed out that the docks shown on the applicant's drawings are not accurately portrayed. He indicated that putting several boat docks along the shoreline will cut off access to the Kenyetto Creek and essentially cut off his lake access from his

home. He pointed out that the project is served by the Broadalbin Fire Company, and he questioned whether or not the Planning Board has considered where water will come from for fire suppression. He pointed out that it is not as simple as using lake water for firefighting purposes. He indicated that some type of facility such as a drywell will need to be built in order to address this issue.

Since there was no one left to speak, Mr. Geraghty asked Board members if they would like to close the public hearing or leave it open and reconvene it at a future date?

Planning Board members unanimously indicated to Mr. Geraghty that the public hearing should be left open so that additional information can be requested and the public can be given an opportunity to examine any additional information and design changes that are made.

(The public hearing ended for the evening at 7:40 p.m.)

#### D. State Environmental Quality Review:

During its October 20, 2021 meeting, the Town of Mayfield Planning Board declared itself the Lead Agency for the purpose of issuing a determination of significance under SEQR. At that time, the Planning Board felt that public comment should be obtained and some additional information gathered before a determination of significance is issued.

PLANNING BOARD DISCUSSION: Mr. Geraghty explained to Board members that each of them should take some time this month to go through Part 2 of the Full Environmental Assessment Form in order to compile thoughts and concerns about the project so that next month the Planning Board can ascertain whether or not there are significant adverse environmental impacts that still need to be addressed. Mr. Geraghty stated that he felt it should be the Planning Board's goal to complete its examination of the information it has during the course of this month and determine if additional information is needed before issuing its SEQR determination of significance.

#### V. **CLOSE OF THE MEETING:**

MOTION: To close the meeting at 7:48 p.m.

MADE BY: Jerry Moore

SECONDED: Richard Miles

VOTE: 4 in favor, 0 opposed