

**TOWN OF MAYFIELD PLANNING BOARD  
JULY 19, 2017  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**JOHN KESSLER, CHAIRMAN  
AARON HOWLAND, VICE CHAIRMAN  
ROBERTA RICCIARDI  
JERRY MOORE  
FREDERICK CASTIGLIONE, ALTERNATE**

**MICHAEL STEWART, CODE ENFORCEMENT OFFICER  
SEAN M. GERAGHTY, SR. PLANNER**

**OTHERS PRESENT:**

**ROGER PUTMAN**

**I. CALL MEETING TO ORDER:**

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

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

MOTION: To approve the minutes to the April 19, 2017 meeting.

MADE BY: Aaron Howland  
SECONDED: Frederick Castiglione  
VOTE: 5 in favor, 0 opposed

**III. ROGER PUTMAN – SITE PLAN AMENDMENT FOR EQUIPMENT SALES BUSINESS:**

A. Background:

Roger Putman owns a piece of property along both the north and south side of NYS Route 29 in the Town of Mayfield between Progress Road and the Town of Johnstown Town line (Tax Map Parcel No. 150.-3-57). Mr. Putman's property is approximately 69+/- acres in size and a portion of his property was rezoned

a few years back from an AG – Agricultural classification to a C-1 Commercial classification. Mr. Putman previously received a Site Plan approval from the Planning Board to add an equipment sales business to his farming operation. Mr. Putman conducted the business out of an existing office space on his property and provided two (2) display areas for the equipment sales.

B. Proposed Amendment:

Mr. Putman would now like to remove a portion of an existing barn along NYS Route 29 and construct a 36' x 42' storage addition attached to the office space he uses for the business.

PLANNING BOARD DISCUSSION: County Senior Planner Sean Geraghty briefly reviewed Mr. Putman's proposed amendment to his equipment sales business. The Planning Board had no comments or questions regarding Mr. Putman's proposal.

C. Planning Board Action:

MOTION: To approve Roger Putman's Site Plan amendment for his equipment sales business along NYS Route 29 as presented.

MADE BY: Frederick Castiglione

SECONDED: Roberta Ricciardi

VOTE: 5 in favor, 0 opposed

**IV. TOWN OF MAYFIELD ROAD DEDICATION STANDARD: (See attached)**

DISCUSSION: Town Code Enforcement Officer Mike Stewart explained that the Town Board would like the Planning Board to examine the current road specification requirements for turning a road over to the Town of Mayfield. Mr. Stewart provided Board members with the current specifications along with a drawing showing the proposed specifications for a cul-de-sac road. He indicated that Dave Huckans has requested that the Town Board take over the road for his project. He pointed out that, unfortunately, Mr. Huckans' road has not been constructed to the exact Town specifications.

Planning Board Member Aaron Howland indicated that, along with needing an updated the road specification, the Town should consider putting together its own construction standards. He talked about projects that he has had an opportunity to work on in the Saratoga County where construction standards are very specific for individual communities. He pointed to the Town of Malta as a good example of very detailed construction standards.

Mr. Stewart indicated that the Town Board has spoken with Travis Mitchell, P.E., Environmental Design Partnership, about updating its Town road specifications. After several minutes of discussion, the Planning Board felt that the Town should update its road specification and may eventually want to speak with Mr. Mitchell about putting together some basic construction standards for the community.

**V. OTHER BUSINESS:**

A. Code Enforcement Update:

DISCUSSION: The Planning Board asked Mr. Stewart about several rumored projects in the community, including the new barbecue restaurant along NYS Route 30, the rental cabin project just north of the Village and plans for a hotel in the former Pour Jim's tavern/restaurant.

B. County Development Strategy:

DISCUSSION: Mr. Geraghty indicated that proposals to prepare a Hotel/Motel Market Assessment and Demand Analysis for Fulton County were received earlier in the day. He indicated that the Fulton County Planning Department put together an RFP and sent it to firms that prepare these types of studies. He indicated that a Hotel/Motel Market Assessment and Demand Analysis for the Vail Mills Development Areas is one of the recommendations included in the County's Development Strategy.

Mr. Geraghty talked briefly about the County's efforts to market and promote development in the Vail Mills Development Area, one of three (3) Development Areas identified in the County's Development Strategy. Mr. Geraghty noted that, eventually, the Town of Mayfield will have to make some type of commitment to pursue the Conceptual Plan for the Vail Mills Development Area in order for the effort to succeed. He pointed out that the County has set aside funding in next year's budget to extend municipal sewer infrastructure from the Village of Broadalbin treatment plant into the Development Area.

As an example of what the Town could do, Mr. Geraghty explained that the Town could focus on acquiring property along the FJ & G Rail Trail with access to the Kenneyetto Creek that could eventually be developed into a Town Park. He reminded Board members that the Development Strategy recommended that a canoe/kayak launch site be developed on the Kenneyetto Creek in order to connect the Development Area to the Great Sacandaga Lake.

Mr. Geraghty pointed out that the County intends to continue its marketing efforts for all three (3) of the Development Areas that were identified in the County's Development Strategy, but it will be important for the local municipalities to contribute to this effort in order to make it successful.

**VI. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:42 p.m.

MADE BY: Roberta Ricciardi

SECONDED: Aaron Howland

VOTE: 5 in favor, 0 opposed