

TOWN OF MAYFIELD

PLANNING BOARD

WEDNESDAY, DECEMBER 11, 2024
6:00 P.M.

MEETING NOTES

PRESENT:

- x JOHN KESSLER, CHAIRMAN**
- AARON HOWLAND, VICE-CHAIRMAN**
- x RICHARD MILES**
- x JERRY MOORE**
- x GRANT RAUCH**
- x DAVID JANKOWSKI, ALTERNATE**
- ALTERNATE (VACANT)**

- x RALPH DESIDERIO, TOWN BOARD, LIASON TO THE PLANNING BOARD**
- x NORMAN BARBOSA, CODE ENFORCEMENT OFFICER**
- x MIKE HARRINGTON, LAMONT ENGINEERS**
- x AARON ENFIELD, FULTON COUNTY SENIOR PLANNER**

OTHERS PRESENT: Jamie Ross, Donna Rulison, Todd Rulison, Mark Rulison, Lori DeVoe, Rosemary Langley, Roy Langley, Wa Ostrander, Mike Angus, David Knapp, JoAnn Knapp, Carol Jablonski, Russ Dickson, Amy Dickson, Holly Fisk, Chris Skotnicki, Jon & Laurie Close, Justine & Zach Emond, ???, Daniel Thomas, Tom VanSchaich, Chris Foss, Dorothy Baum, Greg Perticca, Brian Showers, Tina Delaney, Christy J. Gifford, Eileen Rovito

AGENDA ITEMS:

1. Ame Dickson – Public Hearing – Minor Subdivision at 851 County Road 106 (Black Street) (152.-4-17.1)
2. Empire Engineering – Public Hearing – Site Plan for a Multi-Family Dwelling (Mayfield Vistas) at 2364 State Highway 30 at the corner of Jackson Summit Road (104.-1-12)
3. Environmental Design Partnership – Public Hearing – Special Use Permit for Sunset Bay RV Park Expansion along Paradise Point Road (88.-4-37.12, 88.-4-18, 88.-4-21, 88.-4-53, 88.-4-20)
4. Brian Showers – Site Plan for a Retail Establishment (Shed Family & Farm) at 3721 State Highway 30 (152.-6-3)
5. Thomas and Patricia Van Schaick – Minor Subdivision along Woods Hollow Road

CALL MEETING TO ORDER:

The meeting was called to order at 6:00 pm

I. APPROVE MINUTES OF THE PREVIOUS MEETING:

MOTION: To approve the minutes of the November 2024 meeting.

MADE BY: Grant Rauch
SECONDED: Rich Miles
VOTE: Unanimous

II. AME DICKSON – PUBLIC HEARING – MINOR SUBDIVISION ALONG BLACK ST:

A. Background:

Ame Dickson owns 851 County Route 106 (Black Street) (SBL: 152.-4-17.1) and is seeking to Subdivide the lot into four (4) parcels: Lot 1: 31.269 acres which will be accessed by a 12' gravel driveway on the southwestern side of Lot 2: 7.329 acres which currently has a home and pond on the parcel; Lot 3: 3.847 acres; and Lot 4: 5.920 acres. The property is within Fulton County Agricultural District #1, with properties around it.

B. November 13, 2024 meeting:

During our November 13, 2024 meeting, the Town of Mayfield Planning Board started their review of the project stated above. At that time, the Planning Board asked that the following information be provided on the plat:

1. Within the notes section, the following information needs to be listed: "All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health and a note to this effect shall be stated on the plat and signed by a licensed engineer."

STATUS: Provided

2. Right to farm statement must be placed on the Survey map as follows: "It is the policy of this state and this community to conserve protect and encourage the development and improvement 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: Provided

3. The easement should be removed and Lot One will need to be extending onto Cty Hwy 106 for road frontage at the minimum length per the Town's Zoning Code.

STATUS: Provided

C. State Environmental Quality Review:

The Planning Board declared the project as an Unlisted Action and the Planning Board did a Coordinated Review involved and interested agencies. The following comments have been made:

NYS Department of Environmental Conservation:

In a November 19, 2024 letter with NYSDEC, the agency agreed that the Planning Board serve as Lead Agency. They also brought up the following concerns:

Freshwater Wetlands:

Portions of New York State regulated Freshwater Wetlands and their adjacent areas are in the project area. Any disturbance within the wetland and the 100-foot adjacent area will require an Article 24 - Freshwater Wetlands permit from the DEC.

In accordance with the DEC Freshwater Wetlands Permit Requirements Regulations, all efforts must be made to first avoid disturbing the wetland and adjacent area. The regulated area should remain undisturbed unless there are no feasible alternatives. If the wetland and adjacent area cannot be avoided, the project sponsor will need to justify the disturbance, discuss alternatives, and minimize impacts as part of the Freshwater Wetlands permit application.

To protect the wetland resource, all limits of disturbance should be more than 100 feet from the wetland. Sediment barriers are to be installed before construction begins and be maintained until work is complete and disturbed areas are vegetated.

Be advised that new Art 24 FWW requirements go into effect on January 1, 2025, therefore, this FWW jurisdictional determination is subject to change.

NYS Department of Health

The agency indicated that the project does not create an NYS Realty Subdivision as defined in Public Health Law Article 11-Title II Section 115 and therefore does not require approvals by the office.

State Office of Historic Preservation

In speaking with Josalyn Ferguson with the NYS State Office of Historic Preservation, they indicated they had no concerns under SEQRA. They did indicate that prior to the construction of new homes, coordination with SHPO shall occur.

MOTION: To declare Lead Agency under SEQRA.

MADE BY: Grant Rauch

SECONDED: Dave Jankowski

VOTE: Unanimous

D. Public Hearing:

The Public Hearing was opened at 6:05 pm

Speakers: None

The Public Hearing was closed at 6:06 pm

E. SEQRA (cont.)

Following the Public Hearing, is there any additional information that would negate the Planning Board from issuing a Negative Declaration?

DISCUSSION:

MOTION: To authorize a Negative Declaration under SEQRA for Ame Dickson's Minor Subdivision along Black Street due to the following reasons:

1. The project complies with the Town's Subdivision Regulations;
2. Lot 1 will have road frontage onto Black Street and will not create a land-locked parcel
3. There are utilities ready to service the new lot;
4. If and when new homes are constructed onto the road there will not be a significant impact with traffic; and

To authorize the Fulton County Planning Department to fill out Part 2 & 3 of the SEAF.

MADE BY: Grant Rauch

SECONDED: Rich Miles

VOTE: Unanimous

F. Planning Board Action:

At the close of the Public Hearing the Planning Board has 62 days to make a final determination. Does the Planning Board wish to make a decision at this time.

MOTION:

To approve the Subdivision with the condition that language be added to the plat that stated:

1. At the time of homes are put onto the property the New York State Office of Parks, Recreation, and Historic Preservation should be consulted with beforehand.

MADE BY:

John Kessler

SECONDED:

Dave Jankowski

VOTE:

Unanimous

III. EMPIRE ENGINEERING, PLLC – PUBLIC HEARING FOR A SITE PLAN OF A MULTI-FAMILY DWELLING (MAYFIELD VISTA) AT 2364 STATE HIGHWAY 30 AT THE CORNER OF JACKSON SUMMIT ROAD:

A. Background:

Chris Longo owns 2364 State Highway 30 (SBL 104.-1-12) at the corner of Jackson Summit Road which is approximately 13.634+/- acres in size. He is seeking to construct 36 dwelling units. There is 66 parking spaces, 6 of which are ADA compliant as well as a covered garage. The multi-family dwellings will have a porch on the second floor.

The property is located within the Resource Hub Zoning District and a Multi-Family Dwelling is allowed use within the Town of Mayfield under Site Plan Review. A multiple-family dwelling is defined as “a building or portion thereof designed for year-round occupancy and containing separate dwelling units for three or more families living independently of each other, including apartment houses, townhouses.”

The property is also located in Adirondack Park and is classified as a Low Intensity per the Adirondack Park Agency. In July 2022 the Town Board co-sponsored that property that would allow for changing from Low Intensity to Hamlet classification should Public Sewer be available.

B. September 18, 2024:

Planning Board Meeting Comments September 18, 2024

1. Entire parcel on the Site Plan.
STATUS: Provided.
2. Amending the Site Plan so that there is one entrance on Jackson Summit Road.
STATUS: Provided
3. Documentation from Fulton County regarding adding to Sewer District #5 on being added to it.
STATUS: Map Provided.
4. Documentation from the Village of Mayfield regarding hooking up to their water.
Mr. Longo indicated that the Mayor is open to connecting water to the property.

Chairman Kessler inquired on who would design the waterline.

Mr. Longo stated that he be doing the design work through Empire Engineering. He mentioned that he would work with the village water department on a 6' or 8' line.

Mr. Kessler stated this new waterline may spark potential upgrades to the village water system.

Mr. Miles epressed concerns with the project being approved and potentially water would not come to fruition.

Mr. Enfield indicated the project can have conditions wherein, if the project does not move forward with water, wit would need to come back to the Planning Board for review.

Mr. Enfield also indicated that as the project is outside of the village boundaries than a water district would need to be established. He indicated Mr. Longo can petition the Town of Mayfield or Fulton County.

5. Indicated where the water and sewer hook up will be, or where the well and septic will be.
STATUS: Provided.
6. Jurisdictional Inquiry Form from the Adirondack Park Agency (APA).
STATUS: Mr. Long indicated that he emailed it to Mr. Enfield.
7. Background information from APA on reclassifying it from Low-Intensity to hamlet, including information on the Town of Mayfield Board endorsing such change.
STATUS: Mr. Long indicated that he emailed it to Mr. Enfield.
8. Snow Removal Plan.
STATUS: Ms. Longo indicated that he would contract with the company would would do the lawn maintence.
9. Garbage Removal Plan.
STATUS: Provided in General Notes. "Trash Removal shall be conducted via Private Hauling Service"
10. Crossections of the Condominiums as well as the rear.
STATUS: Not Provided.
11. Incorporating Adirondack feel to the Condominiums.
STATUS: Chairman Kessler felt that the Condos did have an Adirondack style to them.
12. Provide an area on the Site Plan where sidewalks may go in the future.
STATUS: Provided. Utility easement as well as ROW has enough space for a sidewalk.
13. Indicated the easement with the neighboring property owner at 2362 State Highway 30.
STATUS: Provided.
14. Landscaping Plan:
STATUS: Mr. Longo indicated that he would include bio swales into the landscaping while adhering to NYS Stormwater pratices.
15. Lighting Plan
STATUS: Provided. The lighting proposed for the site is now shown on the site plans, lighting will be residential style with lamp posts and entry/exit lights at the doorways.

16. The Site Plan should reflect the property is in the Resource Hub not the C-1 Zoning District.
Status: Provided.

Additional Items:

1. Existing watercourses and wetlands.
STATUS: The approximate wetland limits and the stream centerline are now indicated on the plans.
2. A grading and drainage plan, type of construction, proposed use and exterior dimensions of all buildings.
STATUS: A grading and drainage plan is now included in the full detailed plan set.
3. The location, design, type of construction, proposed use and exterior dimensions of all buildings.
STATUS: A rendering of the proposed buildings is now included with the full detailed plan set.
4. The location, design, and construction materials of all existing or proposed site improvements, including buildings, drains, culverts, retaining walls, and fences.
STATUS: The full detailed plan set now includes all proposed site features.

DISCUSSION:

Mr. Rauch inquired if there will be a dry hydrant available for emergency services.

Mr. Longo stated there would be.

C. General Municipal Law 239-m:

During the November Fulton County Planning Board meeting, the project was reviewed under GML 239-m with the following recommendation:

Approval with Modification

The Planning Board expressed concern with traffic along NY-30 and recommended that the curb cut along be removed and two (2) curb cuts be created along Jackson Summit Road, one for an entrance and one for an exit. They also requested that the area be reserved for a potential sidewalk for pedestrian access.

Given potential growth with the sewer extension up NY-30, the intersection of Jackson Summit Road and NY-30 may be a good location for a traffic light in the future.

Screening between NY-30 and Mayfield Vistas should be considered.

MOTION: To reject the Fulton County Planning Board's recommendation.

MADE BY: John Kessler

SECONDED: Rich Miles

VOTE: Unanimous

D. State Environmental Quality Review Act:

During the November 13, 2024, meeting the Planning Board did a coordinated review with the Adirondack Park Agency, NYS Department of Environmental Conservation, NYS Department of Health, Town of Mayfield Highway Superintendent, Mayfield Fire District #2, Village of Mayfield, and Fulton County Planning Department. To date the following comments have been made:

Adirondack Park Agency:

In a November 19, 2024 letter, the APA has no issue of the Town of Mayfield Planning Board serving as Lead Agency.

NYS Department of Environmental Conservation

In a December 11, 2024 letter from NYSDEC They concurred the Planing Board should serve as Lead Agency. They also made the following comments:

- Construction Stormwater Management which will required a SPDES General Permit as one or more acres will be disturbed.
- Public Utility Connections such as public sewer may require review and approval from the Department.
- Stream Disturbance A class C(TS) stream runs through a portion of this project area. Any disturbance to the bed or banks of this stream will require an Article 15 – Protections of Waters permit.
- Water Withdrawal The Water Resources Law requires all non-agricultural water withdrawal systems with the capacity to withdraw 100,000 gallons per day or more ("threshold volume") to obtain a Water Withdrawal Permit.
- Section 401 Water Quality Certification If this project will impact federally-regulated wetlands or waterbodies, which require a Section 404 Permit (Individual or Nationwide Permit) from the U.S. Army Corps of Engineers, a Section 401 Water Quality Certification may be required from the Department.
- Adirondack Park Agency will need to be consulted with.

NYS Department of Health

In a letter from Chris Demme at NYSDOH, he indicated the following:

- Adding water outside of the village will need to create a water district.
- Concerns regarding a curbcut onto NYS Route 30
- Capacity of water from the Village of Mayfield. Former Mayor indicated no intention of extending

NYS Department of Transportation

Planning Board did not have an issue with having the Planning Board serve as Lead Agency and offered the following comments:

1. A NYSDOT Highway Work Permit will be required for any work performed within the highway right-of-way.
2. A Traffic Impact Study is required.
3. Plans will need to be developed that meet current NYSDOT standards.
4. Does the Town Code require an entrance on NY 30 for emergency services?
 1. Existing gutter will need to be replaced if a driveway is permitted onto Route 30.
 2. Minimum driveway offset from property line should be required.
5. Add the following to the site plan:
 1. Wetland boundaries
 2. Existing signage along frontage
 3. Location of placement of sewer/water line structures
 4. All utility connections including gas and electric
 5. Sight distance values
6. No open cuts will be allowed across NY 30.
7. Coordinate with the NYSDOT Office of Traffic and Safety Management to evaluate the existing passing zone.
8. No equipment or materials shall be staged in the NYSDOT Right-of-Way.

9. All signage, advertising, service poles, landscaping, and parking will need to be located on private property and not on NYSDOT right-of-way.
10. A SWPPP is required.
11. A Utility Permit is required for any utility work or connections in the NYSDOT ROW.
12. What is the design vehicle?
13. Please confirm the dimensions of the proposed dam or impounding structure from page 4 of the Full EAF.
14. Please provide the acreage of forested land that will be present after the completion of the project.

DISCUSSION:

Mr. Enfield indicated there was some outstanding questions he has with NYSDOT and while felt that he and Mr. Longo should consult with the agency prior to the next meeting.

MOTION: To Declare Lead Agency under SEQRA.

MADE BY: Grant Rauch
SECONDED: John Kessler
VOTE: Unanimous

E. Public Hearing:

The Public Hearing was opened at: 6:50 pm

Speakers:

Kristy Gifford 2492 State Highway 30

Ms. Gifford indicated past concerns with water usage within the Village and adding a water district within the Town may hinder current usership.

The Public Hearing was paused at 6:53 pm

F. SEQRA (Cont.)

Within 20 days after declaring Lead Agency, the Planning Board has to make a final determination. However, exeptions can be made if it is past the 20 day threshold.

DISCUSSION:

Both Mr. Longo (applicant) and the Planning Board agreed to extend the 20 day time frame.

G. Planning Board Action:

DISCUSSION:

Mr. Enfield indicated that there was futher clarification that was needed from the NYSDOT and would speak with them following the meeting.

Planning Board members felt that all the other items listed by agencies were normal given the project and was okay with reconvening the Public Hearing next month.

MOTION: To reconvene the Public Hearing for 6:00 pm, January 15, 2025.

MADE BY: Jerry Moore
SECONDED: David Jankowski
VOTE: Unaimous

IV. **ENVIRONMENTAL DESIGN PARTNERSHIP – PUBLIC HEARING – SPECIAL USE
PERMIT FOR AN RV PARK EXPANSION ALONG PARADISE POINT ROAD:**

A. **Background:**

Sunset Bay RV Park, LLC is proposing to expand its RV Park along NYS Route 30 (Tax Map Parcel Nos. 88.-4-18, 88.-4-37.12 and 38.-4-21). The current Park has 299 sites, a water treatment plant, a wastewater treatment plant, a marina with docks, an office building and a community building. The proposal will be to include an entrance along NYS-30, where a curbcut is currently located.

The properties are within the Mixed-Use and Agricultural 2 Zoning Districts and an RV Park / Campground is an allowed use within both Zoning Districts. According to the the Town of Mayfield 2017 Zoning Ordinance, a RV Park/ Campground is defined as Any parcel of land which is planned or improved for the placement of 3 or more RVs or 3 or more campsites for tents or any other similar form of outdoor accommodations, which are used as temporary living quarters.

The project is within the Adirondack Park and classified under the Moderate Intersity Use of the Adirondack Park Agency.

There are parcels within 500' that are enrolled into Fulton County Agricultural District #1, and no wetlands have been identified on the idenified parcels.

DISCUSSION:

Mr. Mitchell indicated signage along NYS Route 30 would be amended as to include the main entrance would be on NYS Route 30, not Paradise Point Road.

Mr. Mitchell also stated that Rick Becker (owner of Sunset Bay) was looking at a type of fencing that would potential shield the neighbors and traffic along Paradise Point Road.

Mr. Miles inquired if the Planning Board has authority over approval of the screening.

Mr. Enfield stated they do.

B. **September 18, 2024 meeting:**

During our November 13, 2024 meeting, the Town of Mayfield Planning Board continued reviewing the abovementioned project. The Planning Board asked that the following information be provided at the next meeting:

1. Type of screening that will be used on the current section of Paradise Point Road.
STATUS: ?
DISCUSSION:
Mr. Mitchell indicated that there will be a mix of deciduous and coniferous trees
2. Coordination with the local Fire Department and other emergency services on the current entrances on Paradise Point Road.
STATUS: Mr. Barbosa indicated that the fire department has a new chief and will be scheduling a time to sit down with him and talk about the project.
3. Visual simulations of the current and proposed build-out of the RV Park at identified spots along Paradise Point Road, NYS-30, and abutting properties.
STATUS: Provided.
4. Potential of dry hydrants on the property for emergency services.
STATUS: Not Provided.

DISCUSSION:

Mr. Rauch inquired if a Dry Hydrant would be incorporated into the design.

Mr. Mitchell stated that it is not in the plan at the moment but can be.

5. While still finalizing the design, any schematics that you have of accessory structures.

STATUS: ?

DISCUSSION: Mr. Mitchell indicated it was provided via email to the Planning Board. He mentioned it was part of the full for the APA's

6. Relocate signage from Paradise Point to NY-30.

STATUS: Provided.

DISCUSSION: The signage will be changed to indicate the main entrance is NYS-30 not Paradise Point Road.

7. Downlighting, specifically in areas that may cause concern for neighboring property owners.

STATUS: Provided.

8. Update on the Dennie Family burial ground identified by Town Historian Eric Close.

STATUS:

Mr. Mitchell stated it is still being worked out with SHPO.

C. Third Party Engineer – Lamont Engineers:

Mr. Enfield introduced Mike Harrington who is the third party engineer and has been reviewing the plans.

Mr. Harrington indicated he will wait until the plans are more defined to make further comments.

Mr. Jankowski inquired if he was going to review the water and sewer.

Mr. Harrington indicated only what is on the project site.

D. NYS General Municipal Law 239-m:

During the November Fulton County Planning Board meeting, the project was reviewed under GML 239-m and the following recommendation was made:

Approval with Modification:

The Planning Board does not object to the project and see the be and appreciates the removal of the current septic to be taken offline and the property be included in Fulton County Sewer District #5, mitigating runoff into the Great Sacandaga Lake, which may fuel invasive species.

The Planning Board also appreciates the fact that future traffic onto Paradise Point Road would be moved to State Highway 30. They recommend that that a turn lane onto both sides of the road be established.

Additionally, given the fact that that area is within a Scenic Byway, the area around NY-30 should stay screened.

MOTION:

To approve the Fulton County Planning Board's recommendation.

MADE BY: John Kessler
SECONDED: Jerry Moore
VOTE: Unanimous

E. Adirondack Park Agency:

Mr. Mitchell indicated that he would forward to the Planning Board.

F. Public Hearing:

The Public Hearing was opened at 7:34 pm

Speakers:

Prior to taking comments, Mr. Enfield asked that the Public Comments be limited to 5 minutes as there were many in the audience who may wish to speak. Chairman Kessler kept time.

Mike Angus – 209 Paradise Point Road

Mr. Angus commented on the magnitude of the project and the safety and wellbeing of others. He stated that he felt that a chain link fencing is necessary for this project. Mr. Angus stated that friends of the tenants create the biggest trouble for neighboring property owners.

Mr. Angus stated that he felt Paradise Point Road does not have the capacity to include the additional traffic. He mentioned he liked the idea of having new traffic onto NYS 30. He indicated that while Paradise Point Road is 40mph the sign is often ignored which makes it difficult for pedestrians. Mr. Angus also stated that Paradise Point Road is not wide enough, making it also difficult for the pedestrians.

Mr. Angus asked that service vehicles also use NYS-30. He also also stated that queue area on NY-30.

Mr. Angus mentioned there are up to 4000 who use the aquifer where the project is located and may affect neighboring wells.

Justine Emond – 328 Lakeside Drive

Ms. Emond expressed concern for traffic on Paradise Point Road and how will it be policed. She expressed that current tenants use their golf carts on Paradise Point Road.

Ms. Edmond mentioned if the old gates will only be used for emergency services or will tenants also have access.

Ms. Edmond stated that the green tarp fencing is quite ugly and cheap. She stated that historically tenants have fires near the current fenced area and mentioned the green tarp could catch on fire.

Ms. Edmond pointed out that the 2022 plan had Temporary Campsites and the 2024 did not include them and inquired if they have been removed.

Holly Fisk – 120 Paradise Point Lane

Ms. Fisk indicated that she currently has well issues during the summer and has had to limit her water usage.

Ms. Fisk stated that the fencing look like glorified tarps and are a potential fire hazard, especially with campfires.

Ms. Fisk also indicated on Emergency Services would need to be coordinated with.

Ms. Fisk expressed a concern for additional boat slips in Sunset Bay as the water goes down low earlier than the rest of the area.

Ms. Fisk also expressed concern for additional noise during the evening.

Ms. Fisk stated that during the summer it will take her 45 minutes to get to work opposed to 20 minutes offseason.

Daniel Thomas – 110 Paradise Point Road Extension

Mr. Thomas mentioned that his concerns were as a neighbor to the property. He stated that smoke pollution is very severe around 7:00 pm every night. He stated that he and his spouse would shut their windows and come inside as they were not able to enjoy their yard.

Mr. Thomas stated that they have dealt with trespassers coming onto his property. He mentioned that when confronted, their response is "I'm just taking a picture."

Mr. Thomas inquired if the fencing Mr. Becker has started to erect has been approved and mentioned fire concerns with the one currently on Paradise Point Road.

Mr. Thomas stated that, at times, his well has gone dry at certain points in the summer. Subsequently, he indicated that dry wells during the summer and the increase of traffic during the expressed concerns with depreciation of his home as well as wild life concerns.

Mr. Thomas reached his 5 minutes limit. Chairman Kessler allowed him to finish this thought for another 60 seconds. At the conclusion, Mr. Thomas provided a written letter to the Planning Board indicated his concerns. He also provided a letter of another individuals, Tammy Lev (422 Paradise Point Road).

Wes Ostrander – 106 Paradise Point Road Extension

Mr. Ostrander mentioned out that in addition to human trespassing, there have also been canine of tenants onto the neighbors properties.

Mr. Ostrander expressed similar concerns on smoke pollution, wells running dry, preventing toilets from being flushed.

Mr. Ostrander concurred with other speakers of the narrowness of Paradise Point Road.

Mr. Ostrander also agreed that the fencing currently on Paradise Point Road is a joke.

Mr. Ostrander also stated that "you can not trust this company." Subsequently, he mentioned the RV Park will be sold in a few years to another investor.

Carol Jablonski – 276 Berry Road

Ms. Jablonski stated that this project has been going on for over 2 ½ years and the public is finally able to voice public comments.

Ms. Jablonski indicated that the plan says that 48-acres will be disturbed and voiced concerns over the clearing of the trees.

Ms. Jablonski pointed out that the previous application had a four (4) foot vegetative fence for screening and asked that indicated that the previous meetings minutes from 2022 between Sean Geraghty (Planning Consultant) and John Romeo (McClaren Engineering) indicated that the fencing was more robust than what is being proposed.

On several occasions, Chairman Kessler asked Ms. Jablonski to turn and speak to the Planning Board, as the comments were meant for them as they have the deciding factor on the project.

Ms. Jablonski pointed out that Sunset Bay RV Park should increase its staffing. She stated that the application has one individual who will be onsite.

Mr. Enfield stated that her five (5) minutes were up.

Ms. Jablonski asked other participants if they could “yield their time” so she could continue to speak.

Some members of the audience indicated they did not wish to speak and wanted to yield time to her.

Chairman Kessler and Mr. Enfield had a back-and-forth conversation regarding allowing Ms. Jablonski to speak longer.

Ms. Jabonski inquired to Chairman Kessler on who was running the meeting.

Ms. Jablonski stated “this is discrimination” on not be able to speak longer, citing Mr. Thomas who was able to speak longer.

Chairman Kessler agreed to let Ms. Jabonski continue to speak for a few more minutes.

Ms. Jablonski continued to mention topics indicated in the letter provided to the Planning Board prior to October 2024. (see attached)

Ms. Jablonski stated that no one wants the expansion of the RV Park the same way no one wanted the Coleco Building within the Village.

Mr. Enfield stated that her time was up.

Ms. Jablonski indicated she still had that she still wished to speak.

Mr. Enfield stated that she was given an additional four (4) minutes to speak.

POST MEETING NOTE: Sean Geraghty served as Planning Consultant to the Town of Mayfield Planning Board up until December 2022. McLaren Engineer served as the first engineering company hired by the applicant. However, that application was tabled and later pulled by the applicant.

Two (2) additional letters were provided at the meeting and one (1) was provided prior to the meeting.

1. Carol Jablonski – 267 Berry Road (October 2024)
2. Tammy Lev – 422 Paradise Point Road (December 11, 2024)
3. Daniel Thomas – 110 Paradise Point Road Extension (December 11, 2024)

The Public Hearing was paused at 8:08 pm

12-11-24

Daniel Thomas
110 Paradise Point Road Extension
Mayfield, NY 12117
December 10, 2024

Town of Mayfield Planning Board
28 North School Street
Mayfield, NY 12117

Special Use Permit - Sunset Bay RV Park Extension

Dear Planning Board Members,

We object to the proposed expansion of Sunset Bay RV Park for the following reasons:

1. Concern for depleting the underground aquifer that we and our neighbors draw our well water from possibly causing our wells to run dry.
2. Increased traffic on Paradise Point Road.
3. Increased smoke pollution from the additional RV sites. The nighttime cooling wind pattern brings air from the current campsite toward the lake. Our home is between the campground and the lake. Every night of spring, summer and fall we have to completely close our home and run air conditioners / purifiers to be able to breathe.
4. Increased trespassers on our driveways from curious campers.
5. Depreciation of our property value from the items listed above.
6. Concern for disruption of the ecosystem and wildlife in the expansion area. It's very disheartening to see what land clearing can do to wildlife left standing stunned after their habitat has been destroyed, even after these types projects have all the proper impact studies and receive approval to remove forest land. I have witnessed deer standing looking confused in the midst of heavy equipment moving about project sites.

Other comments regarding the drawings for the project:

1. Is the current second gate to the campground going to be closed or will it be open to allow for additional traffic to exit? Additional traffic is a concern of our neighborhood.
2. A fence is being constructed along Paradise Point Road along the current campground property. The fence is shown and noted on drawings in the package for review (Noted as "Fence & Vegetative Screening"). Has the fence been approved already? Is this project partially approved? It appears to be shiny green geotextile fabric spanning between a top and bottom cable runner supported by pressure treated posts.
3. Will there be a reduction in the speed limit on New York Route 30 or a new traffic signal at the new proposed entrance?
4. Is the firm that prepared these drawings going to seal these drawings?

Sincerely,

Daniel Thomas

G. Planning Board Action:

DISCUSSION: Planning Board felt there was more information needed and requested to table further review.

MOTION: To table further review of Sunset Bay Expansion until more information had been made available.

MADE BY: Jerry Moore

SECONDED: Rich Moore

VOTE: Unanimous

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APA Project No. 2024-0270

Agency Received October 2, 2024

Attention: Ariel Lynch rpcomments@apa.ny.gov

Tax Map area Section 88 Block 4, Parcel(s) 18,20, 21 and 37.12

This Expansion proposal began April 2022

Current Units 299 Proposed 685

Revised Proposal September 17, 2024

2 ½ years of Residents Waiting to Speak

Current Units 299 Additional 363 = 662 Total (for now)

Area Residents' Concerns and Comments

Old Sioux Indian saying: Once one cuts down all of the trees, kills all of the animals, destroys the habitat, pollutes the water and kills all of the fish, one cannot eat MONEY.

Quality of Life

We are submitting our concerns based on having lived here all of our lives. Some live on generational property. My property dates back to the Dennie Family who were Loyalists during the Revolutionary War and was purchased from their descendants by my grandfather.

Living in the Adirondack Park guidelines and restrictions allows one to rely on fresh air, natural habitats, wild animals and peace and quiet. It is a State Park to be protected for many reasons which we ask you to consider when reviewing this Project.

NYS ENCON provides residents the assurance of enjoying our homes inside and outside.

We are a rural area known for multi-generational farms and orchards. They rely on clean air and pollinators to inhabit our area.

The 1930 building of the Sacandaga Reservoir destroyed thousands of rich, viable farm lands. Residents lost their hard-earned property when America was experiencing an economic devastation. How much should we be expected to endure by the State of New York and developers who seek money.

There is an adult home for the Developmentally Disabled operating via Lexington ARC directly across from this Proposed Site. ***The original architectural submitted document dated April 6, 2022, on Page 10 of 13 of the Full Environmental Assessment Form, Part 1 Project Setting, checked off "NO" under the "Land uses on and surrounding the project site" letter d. which asks: "Are there any facilities serving children, the elderly, people with disabilities (e.g. schools, hospitals, licensed care centers, or group homes) within 1500 feet of the project site?"*** This ARC is directly across the road from the proposed development, and, there is another home located at the intersection of Ferguson Road and Paradise Point Road less than a mile from this development (location of a rebuilt Revolutionary War home with NYS Historical Marker (raided and Colonists killed by Loyalists and Mohawk Indians which I will reference under "Historic Preservation"). Why ask this question if it is not going to be answered correctly and taken into consideration?

Pollution – Air:

Air Quality will definitely be affected: 363 new units will generate how many smokey camp fires?

Traffic from these units as well as their families and visitors will emit exhaust. A minimum of 2 people per unit = 726 possible vehicles. Friends and family = 726 + several family cars in at least 1/3 of the units = 242 additional vehicles entering, leaving for food, etc.

Dusty conditions from construction excavating and work vehicles hauling in materials will produce air quality issues. How long will the construction phase last?

Pollution - Noise:

Again, we reference ENCON allowing enjoying our homes inside and outside. People are loud and voices, vehicles and music carry in various land growths. The massive cutting of trees and devastation of habitats will produce barren acres which will resonate human made noise. The new units, bath houses and Amphitheater will emanate noise that we do not want to hear in our yards or homes. We do not seek to hear their bands and music, nor do wild animals and our pets.

The construction period will be loud, dusty and create excessive traffic. How many days a week, how many hours per day, and what is the total time frame?

World Health Organization Findings:

A healthy environment is a prerequisite to basic human rights. Necessity to preserve nature – clean air, water, land.

Mental Health and Well-being – depression is a major result of traffic, noise and a documented need for green space and countryside venues.

Noise is one of the environmental determinants of health.

The Lexington ARC home for the developmentally disadvantaged is directly across the road from this proposed development site and another home is at the intersection of Paradise Point Road and Ferguson Road. That's 2 homes located within less than a mile.

Water –

What consequences will arise with the drilling of water wells? The rock ledge in this area is visible from NYS HWY 30. When building this 2-lane highway many years ago, the State used dynamite to break through this ancient mountain rock bed. The ledge can move on its own. Land owners in this location are wondering what will happen to their clean water wells, foundations, pools and other structures? They do not have the backing of a large corporate group of investors to re-drill for water, even if there is any left to drill for.

Boats add gasoline and oil to the Reservoir. Woods Hollow Development will add more. How much additional contaminants do we want in this water? I swam in the lake in the 1960's. I wouldn't now and I'm hesitant to let my dogs cool off in it anymore.

Sewage Treatment –

In a letter dated April 6, 2022, from the McLaren Engineering Group (signed by John Romeo, P.E.) and David H. Bogardus, PLS of Northeast Land Survey & Land Development Consultants, P.C.), they stated that the current Resort has "a water treatment plant and a waste water treatment plant. It was constructed in the year 1970 and continues to operate at near full capacity." Wow. Those developers must have had amazing insight into how that original planned small park could contain so much sewage and wastewater. *Residents have long suspected that this is not so. It is now 54 years old... inspection by ENCON or the APA as to its integrity? This treatment plant has had to support the planned RV residents plus their family and visitors for 54 years? Not only should this be determined safe with no effluent seeping into the water of the Sacandaga Reservoir, but, regular inspections of this plant one hopes the APA would insist on and monitor with public reports. **It is documented that the COVID-19 virus has been found in treated septic wastewater. It does not die in treatment. It continues to live wherever the treated sewage is discharged.***

For decades, boaters have dumped their boat toilets overboard into the water of the Sacandaga Reservoir. Residents have actually seen raw human sewage and toilet paper floating along the shore line of their Hudson River Regulating District locations. Currently, the Hudson River is a source of drinking water for cities, including New York City. Adding more human waste to the current possibilities is not attractive. When New York City has future need for much more water, what constraints will be put on this Reservoir? Will boating and Air BnB's be allowed? Will massive RV Resorts be allowed use of the Reservoir or will these be permitted as campsites only? Tourists will not be happy just sitting outside of their campers. I would not want to be a customer of this drinking water source now or in the future.

Tourism/Revenue through Air BnB's is also bringing thousands of people to the Reservoir dwellings. Original residences were built along the shore and septic drainage is questionable. No longer are homes occupied by a few people seasonally. Many more occupants = much more sewage.

Great Sacandaga Lake Sewer Project –

This massive proposed project "could cost upwards of \$30 million" as stated by Fulton County Administrator Jon Stead on November 20, 2023 (Leader-Herald article dated March 13, 2024).

Currently, construction of sewage pipe installation is underway at a projected cost of \$8.7 million which ends miles before this proposed Resort site. Funding is covered by COVID-19 relief funds the County received totaling \$10.4 million. From Mayfield north to Northville, estimated costs are \$1 million per mile. "The Fulton County Board of Supervisors voted to **endorse the concept of extending the sewer lines** out to Northville during its April 2021 meeting." (The Leader-Herald June 1, 2022.) They ENDORSED the concept...who is going to pay for it?

We have a new Republican President and changes to President Biden's administration's plans could happen. U.S. Rep. Elise Stefanic helped earmark the project. President elect Donald Trump has just announced that she will be his U. S. Ambassador to the United Nations...who will pick up the reigns for continued funding for this project? Mayfield's contribution of wastewater is quoted as basically insignificant to the amount of the proposed project. Mayfield has built its own Village treatment site. This project is to **allow access to sewage for the ST HWY 30 development of businesses.**

Continuation of this ST HWY 30 Corridor Sewer Project is not guaranteed and this Paradise Point Resort and RV Park Development is counting on it for its sewage disposal. What contingency plans are in their architectural plans?

Public Safety -

Fire Department:

Mayfield has a rural fire department of phenomenal people and we are very proud of and thankful for these volunteers who not only answer to fires, but they are emergency responders for 911 calls to aid and assist those who have a medical emergency and answer the call while ambulances come from other communities to transport those in need.

On July 4th weekend of 2022, all ambulances in Fulton County were at calls at the same time. Both Med Flight helicopters from another county were also engaged. What a traumatic scenario for anyone else needing emergency response. Obviously, we are not equipped to promise safety to more people in this area.

Northville also has a rural volunteer fire department that is Mayfield's backup for structure fires. Again, these men and women are excellent responders and have had to assist our Mayfield Fire

Department whenever the need is called in. We feel that overloading our volunteers is not only unsafe, but, strategically unjustified.

NYS Police and Fulton County Sheriff's Department:

The New York State Police have always had a site in Mayfield. They are excellent, but they can be overwhelmed with emergency calls. Our Fulton County Sheriff's Department is also top-notch for response to calls. However, it is understaffed and this County does not have the finances to attract more deputies. Road patrols have been cut due to lack of staffing.

How can our small communities be assured that public safety resources will not be saturated with calls when we continue to use tourism to bring in revenue?

Security -

How many employees of the Resort will be dedicated to 24-hour security? One person doesn't seem to be enough considering the dynamics of people today. Trespassing onto private property has been experienced from the present Resort. Today's public has an attitude of "entitlement". We are told "I'm here spending money and I can do anything I want". A road sign almost across from the present entrance states "Don't Block Driveway" ...provided by the current Resort at a resident's driveway since visitors disregard our personal property, convenience and safety. One person answering the office phone is not Security. Foot patrols, lifeguards in swimming pools if they are also in this 2nd development proposal, as in the first, should be required.

Historical Preservation -

This area is the location of historical Revolutionary War residents – both Loyalists and Colonists. It has a very active history, documented by New York State Historical Markers. One such marker is located opposite the Dunham Home, site of an Indian raid of Mohawk Indians loyal to Sir William Johnson and who were aided by local residents along Paradise Point Road and Dennie Hollow (where I live and have found Indian arrowheads). Indian running paths used to travel to Canada by Sir William Johnson, wife Catherine and children along with Indian soldiers, are documented in this land. Landowners' deeds date back to these families, including mine. The Lexington ARC home directly across the road from this new site is a documented home of the Dennie family, Loyalists or Tories, to King George of England who aided the Mohawks with information on Colonist activities and locations.

The original Resort Development dated 2022, Page 13 Of 13, letter f, asked "Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ANSWER: NO. What about the flooded Sacandaga River Valley containing homes,

farms, barns, schools, FG&G Railroad lines and depots, graves not able to be moved before the 1930 flooding including family cemeteries and Indian burial grounds. Do these not matter?

On this same page, letter "e", asked "Does the project site contain, or is it substantially contiguous to a building, archaeological site, or district which is listed in the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ANSWER: NO

The Colonial Dennie family is buried in their family cemetery located in the new development site. There may also be Mohawk Indians interred here. I sincerely believe that the New York State Historic Preservation Agency and the Tribes Hill Heritage Center need to be apprised of this proposed development. Marjorie Dancing Wind Heacock presented her heritage and interest in preserving Indian history to the Mayfield Historical Society on April 17, 2023. She stated that the Sacandaga Reservoir was originally a hunting area for the Indians. Her Heritage Center has numerous displays of Indian artifacts showing the difference between Algonquin and Iroquois living. (see Attachments 1 and 2)

Indian arrowheads and pottery pieces have been found by many residents walking the shores of the flooded Sacandaga River (Sacandaga Reservoir) and some are displayed at the Rice Homestead, site of the Mayfield Historical Society. This home was built in 1790 by Oliver Rice, a messenger boy for General George Washington during the Revolutionary War. My father was in charge of maintaining this historical home by the elderly descendants in the 1960's. As a child, I accompanied him when he opened up their family home in early summer anticipating their arrival. He charged me with the importance of preserving this historical home and explaining its tie to the Revolution. I am a proud member of our Historical Society which my parents financially supported in order to save this post-Revolutionary Home. This home documents the fight for liberty of a poor man and is the exact opposite of Johnson Hall in Johnstown, NY, the mammoth, opulent dwelling of the rich Baron Sir William Johnson.

Tourism –

New York State and Fulton County are promoting tourism as a way to support taxes. We wonder how this project can honestly accomplish that due to the costs needed for Safety, Fire response, security, and traffic concerns. Demolish pristine, quiet, heavily forested land inhabited by various animals and birds. This will "Pave Paradise and Put Up a Parking Lot", Joni Mitchell 1970.

Demolish peacefulness and quiet living environments for residents, many of whom are land owners who date to pre-Revolutionary times. That does not equate with a Historical Preservation Tourism promotion. This project will lower our property values. We do not want this development.

Woods Hollow Recreation Park Proposal –

This is another unwanted development. Residents of the area and others raised their concerns publicly numerous times and were shot down. *We don't need more boat traffic and detrimental occurrences as stated above under "Security" and "Public Safety".*

Fulton County purchased land near the Sacandaga Reservoir in Northville to build a museum and visitor center, "The Great Sacandaga Lake Museum & Visitors Center". It has recently been renamed "The Great Sacandaga Lake Discovery Center". According to Fulton County Administrator Jon Stead, "History will still remain a major focus for the center regardless of the name. We still have programming and things we're going to be working out with all the historians and community groups both in Fulton County and Saratoga County. But a lot of it's going to be very similar to that great documentary, 'Harnessing Nature'." The Leader-Herald newspaper continues saying "That 2017 documentary from the Great Sacandaga Lake Advisory focuses on the controversial creation of the reservoir in the 1920s. Originally a valley spotted with logging communities in the 1800's, the state booted out residents in the area through eminent domain to create a dam designed to prevent downstream flooding." This 35.15-acre project cost was \$1.2 million to build the Great Sacandaga Lake History Museum. According to our Administrator of Fulton County, Jon Stead, Leader-Herald newspaper front page April 29, 2022, "This will be part of the tourism development program that we've been building right along. We hope to run a majority of the revenue through costs that we get through the tourism program and the hotel/motel tax." Mayfield needs to promote developers of hotel/motel sites to encourage tourism, not air, water, noise and traffic concerns.

Traffic Safety –

Residents were concerned with the Woods Hollow Development for many reasons. One was the increased traffic of campers and the ability to safely leave and enter NYS Hwy 30, a 2-lane highway. We are concerned with the NYSDOT approval for this Sunset Bay Resort development to have the main entry located on this highway. There is a crest in a hill heading to this entry so that north bound drivers will not have a clear view of Resort residents pulling into or out of the driveway. There is not a turn off lane and those exiting the Resort will have to cut across said highway to head South. Our ST HWY 30 is old and narrow. Shoulders are not wide and have deep ditches for drainage. It was not built for this type of traffic and modern large sized vehicles. This was also a concern publicly conveyed regarding the Woods Hollow Development.

The Mayfield Comprehensive Plan adopted 2013 states that "any RV park of more than 16 lots must have 2 points of access." It should be "designed and strategically located for the safe and convenient movement into or out of the RV Park and to minimize friction with the free movement of traffic on a public highway, road or street." The vacationers coming to the

Sacandaga area are NOT all retirees who stay put in their RV's. Young people with children are also affording this type of living and they want entertainment day and night. They will drive in and out of this development.

For more than 2 ½ years, this proposed development has not allowed any public speaking to express the concerns and adamant dissent of residents. Yet, the Mayfield Town Planning Board Meeting Minutes dated September 18, 2024, documents that "the applicant met with property owner Tim Delany and looked at the feasibility of moving the garbage there." (NYS HWY 30). (Attachment 3)

What about other property owners and affected residents being able to convey their concerns? This is discrimination. Is it because we are not considered to have viable questions answered? Is it because I am a female? I publicly asked at the last Planning Board meeting on April 22, 2022, when Sean Geraghty was the Fulton County Senior Planner, "Gentlemen, when will we know when we can speak?" His reply was "You'll know when you can speak." The residents in attendance were not happy with this response and obviously I was not either. Many attendees spoke to me after exiting this meeting in the parking lot. They were extremely supportive to have me voice their concerns since they were afraid to speak publicly. This is not how our government is supposed to represent its citizens.

In Conclusion -

I know this is lengthy. A simple outline of concerns doesn't seem to detail what we have not been able to express. We are tired of being kept from having no freedom of speech.

Once this 363 new unit development may be approved, how many more sites will be added? The engineering plan originally submitted in 2022 has been pulled. At public meetings the developers balked at having to build an access on ST Hwy 30 due to the expense of excavating through the rock ledge and raised land site. Obviously, the revised development proposal now has 363 units verses the original 685 units due to the cost for the ST Hwy access.

Future revenue for the Mayfield area can be garnered with Highway development. We do not need any more boat traffic and pollution on the Sacandaga. Local residents are fearful of going out on the water during holidays and weekends since the introduction of much bigger high-speed boats and cigarette boats. Their roaring engines are heard beyond the lake shores.

We need to have several small motels and restaurants to draw people to this area during summer and winter. The planned "Great Sacandaga Lake Discovery Center" could become a tourist draw but they need somewhere to stay and eat. We need to expand our public beach access and continue to maintain snowmobile, ski and snow shoe trails. We need to encourage marinas and private citizens to engage in boat tours of the Sacandaga. We need to encourage the building of restaurants along the shores for visitors and tours to dock and patronize new businesses. If \$30 million is somehow received to pump sewage 20 miles from Northville to the

Gloversville-Johnstown Wastewater Plant, why can't we seek millions to enhance tourism a different way than this Sunset Bay Resort expansion?

The Mayfield Comprehensive Plan adopted 2013 is to be updated no later than every five (5) years according to its Resolution 121-2013. (Attachment 4) I have not seen any changes. Our needs are definitely going in diverse directions and should be revised and addressed to enhance our infrastructure and community needs and public concerns for this beautiful area.

Please, please deeply consider our fears for this special area in the Adirondack Park and historical region dating back to the beginning of the Colonies becoming the United States of America.

Carol A. Jablonski

And Residents affected by Sunset Bay Resort Expansion on Paradise Point Road, Mayfield, NY

Attachments:

1. State Historic Preservation Office/NYS Office of Parks, Recreation & Historic Preservation Human Remains Discovery Protocol (January 2021) – NYS Archaeology Unit Josalyn Ferguson contact: 518-268-2166
2. Indigenous Nation Areas of Interest in NYS August 2024
3. Page 2 of Mayfield Town Planning Board Meeting September 18, 2024, Tim Delany property owner concerns
4. Page 125 of the Mayfield Comprehensive Plan Adopted 2013

**State Historic Preservation Office/
New York State Office of Parks, Recreation and Historic Preservation
Human Remains Discovery Protocol
(January 2021)**













If human remains are encountered during construction or archaeological investigations, the New York State Historic Preservation Office (SHPO) recommends that the following protocol is implemented.

- Human remains shall be treated with dignity and respect. Should human remains or suspected human remains be encountered, work in the general area of the discovery shall stop immediately and the location shall be secured and protected from damage and disturbance.
- If skeletal remains are identified and the archaeologist is not able to conclusively determine if they are human, the remains and any associated materials shall be left in place. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist shall assess the remains in situ to help determine if they are human.
- If the remains are determined to be human, law enforcement, the SHPO, the appropriate Indian Nations, and the involved state and federal agencies shall be notified immediately. If law enforcement determines that the burial site is not a criminal matter, no skeletal remains or associated materials shall be removed until appropriate consultation takes place.
- If human remains are determined to be Native American, they shall be left in place and protected from further disturbance until a plan for their avoidance or removal is developed. Please note that avoidance is the preferred option of the SHPO and the Indian Nations. The involved agency shall consult SHPO and the appropriate Indian Nations to develop a plan of action. Photographs of Native American human remains and associated materials should not be taken without consulting with the involved Indian Nations.
- If human remains are determined to be non-Native American, the remains shall be left in place and protected from further disturbance until a plan for their avoidance or removal is developed. Please note that avoidance is the preferred option of the SHPO. The involved agency shall consult SHPO and other appropriate parties to develop a plan of action.
- The SHPO recommends that burial information is not released to the public to protect burial sites from possible looting.

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

**Federally Recognized
Indigenous Nations**

-  Cayuga
-  Delaware Nation
-  Delaware Tribe
-  Mohawk
-  Oneida
-  Onondaga
-  Seneca
-  Shinnecock
-  Stockbridge-Munsee
-  Tuscarora
-  New York State-Recognized Indigenous Nations
-  Unkechaug

**New York State
Recognized
Indigenous Nations**

Unkechaug

Adirondack Park

Suffolk

**New York State
Parks, Recreation and
Historic Preservation**

**Prepared by the New York State Historic Preservation Office
in Consultation with the Indigenous Nations of New York State**

wastewater treatment plant, a marina with docks, an office building and a community building. The proposal will be to include an entrance along NYS-30, where a curbcut is currently located.

The properties are within the Mixed-Use and Agricultural 2 Zoning Districts and an RV Park / Campground is an allowed use within both Zoning Districts. According to the Town of Mayfield 2017 Zoning Ordinance, an RV Park/ Campground is defined as Any parcel of land that is planned or improved for the placement of 3 or more RVs or 3 or more campsites for tents or any other similar form of outdoor accommodations, which are used as temporary living quarters.

The project is within the Adirondack Park and classified under the Moderate Intensity Use of the Adirondack Park Agency.

There are parcels within 500' that are enrolled into Fulton County Agricultural District #1, and no wetlands have been identified on the identified parcels.

DISCUSSION:

Mr. Ferguson of EDP gave an introduction to the project and stated that the 363 units will be added to the current 299 along Paradise Point Road. He stated that the main entrance will be along NYS-30 for the new units which will have a breakaway fence between the two sections.

Mr. Miles inquired if emergency services would be able to access the two sections.

Mr. Ferguson indicated they would be able to.

Me. Rauch mentioned that working with emergency vehicles on accessing the secondary exit of the current section would be beneficial as there needs to be specific number of entrances per the International Fire Code.

Mr. Ferguson also indicated that the entrance on Paradise Point Road will be pushed further west and will have the ability for 10 vehicles to queue up to not cause traffic issues on the local road.

Chairman Kessler inquired about the garbage and if it would be moved to NYS-30.

Mr. Bogardus indicated that the applicant met with property owner Tim Delany and looked at the feasibility of moving the garbage there.

Mr. Enfield indicated that the Sunset Bay staff go around to each unit and pick up garbage on a daily or several times a week.

Vice Chairman Howland inquired about the road width.

Mr. Ferguson stated that it would be the same as Woods Hollow RV Park.

Mr. Enfield indicated that as this project is an expansion to the current park, some corrective actions can be looked at to the old section. He stated that as the RV Park predated zoning there would be updates to the fencing so visitors are not allowed to get in through gaps in the fencing.

Mr. Barbosa stated he is working with the applicant and the Town of Mayfield Highway Superintendent on what would be necessary to achieve this. He mentioned there would be sample updates done fall 2024.

Vice Chairman Howland stated that he would not like construction vehicles to be on Paradise Point Road.

**CHAPTER XII
PERIODIC REVIEW OF COMPREHENSIVE PLAN**

Adopted 2013

The Comprehensive Plan shall be annually reviewed, by the Town Planning Board, at their January meeting. The Planning Board shall review all of the activity/issues they discussed and were involved with over the past year. The Planning Board shall seek input from the Code Enforcement Officer, Zoning Board of Appeals, Town Attorney on whether any issues or concerns have been identified over the past year with the content of the Comprehensive Plan. At its January meeting, if the Planning Board determines that the Comprehensive Plan should be amended, the Planning Board shall develop and submit recommendations to the Town Board on how the Comprehensive Plan should be updated. If the Planning Board recommends no update is necessary, no action shall be taken by the Town Board. If the Planning Board recommends that the entire Comprehensive Plan should be revised, the Town Board shall either appoint a Special Board consisting of community volunteers or direct the Planning Board to draft a revised Comprehensive Plan.

The Comprehensive Plan shall be updated no later than every five (5) years.

Resolution 121-2013

Sunset Bay Expansion

My name is Tammy Lev, I reside at 422 Paradise Point Road near back gate. Alexis and Wes Ostrander are speaking on my behalf , as I am out of town.
I would like to address a few concerns.

- **Campfires and embers:** During the months of operation, the overwhelming amount of campfire smoke is so strong that I am unable to open windows. Also, several fires are burned with non wood items that give off toxic smell and large hot embers that blow near the woods and very close to my house. With an increase of new campers , this will worsen.
- **Marina:** I am concerned about increase in boat traffic if marina is expanded. As it is, boats and jet skis do not abide by 5mph no wake zone. My docks and boat are constantly pounded on due to the waves. If there is an increase in boats in such a small area, gas leakage and extra boat traffic will affect my beach area daily.
- **Sewage Smell:** Every weekend and holidays the intensity of raw sewage smell lingering in the air is nauseating. It usually takes a couple days to clear which also prevents me from opening windows and sitting outside. What will happen with increase of over 1000 more people? Will there be a new sewage treatment plant or possibly Sunset Bay go on some sort of public sewer system?
- **Water:** Will the park be put on a public water system? Again, with the increase of over 1000 people and a pool, could this affect the ground water that my well pulls from?
- **Fence:** I see that posts have been installed along a portion of Paradise Point Road. I was surprised when green tarps were attached which are less aesthetically looking than before. I am assuming there will be either a 6 or 8 foot real fence with an Adirondack feel installed. These tarps will rip, peel, fray and fade within 1 season. The pieces of tarp will be strewn all over the road, people's yards and woods.
- **Entrance:** I did read that the new entrance will be on Route 30. Will the existing entrance still be used? If so what will be done about the amount of cans, wrappers, and garbage thrown out windows on Paradise Point Road and Route 30 as well as wear and tear of Paradise Point Road?

Overall, I am happy for the residents of sunset bay to receive this long awaited expansion and all the upgrades. However, as a neighbor of the park, I am concerned about the environmental factors that I have outlined. I would love to hear feedback and answers. Thank you for your time listening. Tammy Lev

V. **BRIAN SHOWERS – SITE PLAN FOR A RETAIL ESTABLISHMENT (SHED FAMILY & FARM) AT 3721 STATE HIGHWAY (SBL 152.-6-3):**

A. **Background:**

Property Owner Brian Showers is looking to lease his property at 3721 State Highway 30 (SBL 152.-6-3) which is approximately .82+/- acres in size. He is looking to rent out his property to Shed Family & Farm, a business which sells prefab sheds. No water is slated to be used and a porta potty will be used for employees.

The project is located within the Resource Hub and a Retail or service Establish is an allowed use under Site Plan Review. A Retail or Service Establishment can be defined as “a use or structure, not otherwise described in this Law, that provides goods and/or services directly to consumers where said goods and/or services are available for immediate purchase and removal.

The applicant will be open by appointment only and will have 1 to 2 staff members on an as needed basis, potentially longer hours during the warmer seasons.

B. **Fulton County Planning Department Review:**

Town of Mayfield Site Plan Review:

1. The title of the drawing, including the name and address of the applicant and person responsible for preparing said plan.
STATUS: Provided.
2. Both existing and final contours shall be shown. Unless otherwise allowed by the Planning Board, the plan shall be at a scale of 1 inch equals 50 feet, with two-foot contours showing the topography of the parcel within 100 feet of the area under review.
STATUS: Provided.
3. North arrow, scale and date.
STATUS: Provided.
4. The boundaries of the property plotted to scale. Current zoning classification of property, including exact zoning boundary if in more than 1 district.
STATUS: N/A
5. Existing watercourses and wetlands.
STATUS: N/A
6. A grading and drainage plan, type of construction, proposed use and exterior dimensions of all buildings.
STATUS: N/A
7. The location, design, type of construction, proposed use and exterior dimensions of all buildings.
STATUS: N/A. All structures are temporary and will be bought and sold changing seasonally.
8. The location and widths of driveways on the site and access to existing roads and highways. Location to nearest intersection of public roads to be provided. Location, design and type of construction of all parking and/or truck loading areas, including access and egress.
STATUS: Provided.
9. The location and dimensions for pedestrian access.
STATUS: N/A

10. The location for outdoor storage, if any.
STATUS: N/A
11. The location, design, and construction materials of all existing or proposed site improvements, including buildings, drains, culverts, retaining walls, and fences.
STATUS:
12. The location and size of water and sewer lines and appurtenances. Any means of water supply or sewage disposal should be described, including location, design, and construction materials, and shall comply with all requirements of the New York State Department of Health and New York State Department of Environmental Conservation.
STATUS: N/A. No hook up to water and sewer will be used.
13. The location of fire and other emergency zones including the location of fire hydrants.
STATUS: N/A
14. The location, design and construction materials of all energy distribution facilities, including electrical, gas and alternate energy.
STATUS: Will the building be including solar panels on the roof?
15. The location, size, design and type of construction of all proposed signs.
STATUS: Applicant will be forgoing signage at this point in time.
16. The location and proposed development of all buffer areas, including existing vegetative cover.
STATUS: N/A
17. The location and design of outdoor lighting facilities.
STATUS: N/A
18. The location and amount of building area proposed for retail sales or similar commercial activity.
STATUS: Will there be a sales office for the Town
19. The general landscaping plan and planting schedule.
STATUS: N/A
20. An estimated project construction schedule.
STATUS: 60 days.
21. State Environmental Quality Review information and completed forms as may be required.
STATUS: Provided.
22. The location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use within the adjoining property.
STATUS: N/A
23. A description of all existing deed restrictions or covenants applying to the property.
STATUS: N/A
24. A location map, to be prominently provided on the first sheet of plans.
STATUS: Provided.

25. A signature line, to be provided for the Chairman of the Planning Board.
STATUS: N/A

C. General Municipal Law 239-m:

In accordance with NYS General Municipal Law Section 239-m, the Town of Johnstown Planning Board shall refer projects to the Fulton County Planning Board to assess any regional impacts that are within 500' of a municipal boundary, county or state existing or proposed road, a county or state existing or proposed park or recreation area, a county or a state-owned property (existing or proposed, on which a public building or institution is located), or a farm operation located within an agricultural district. Project referrals include Site Plan, Special Use Permit, Zoning Amendments, Comprehensive Plans, or other authorizations, which the Board may issue under zoning provisions.

Does the Planning Board feel as though this project is ready to go to the Fulton County Planning Board?

DISCUSSION:

MOTION: To forward the project to the Fulton County Planning Board.

MADE BY: John Kessler

SECONDED: Grant Rauch

VOTE: Unanimous

D. State Environmental Quality Review Act:

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 Site Plan application is subject to SEQR. Therefore, the following issues must be addressed:

1. Does the Planning Board feel that the Environmental Assessment Form, provided by the Applicant, has been completed adequately?
2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?
3. Type I or an Unlisted Action: Section 617.6 (b)(3) of 6 NYCRR states that, when an agency proposes to directly undertake, fund or approve a Type I or Unlisted Action undergoing a Coordinated Review with other Involved Agencies, it must, as soon as possible, transmit Part I of the Environmental Assessment Form, completed by the Project Sponsor, or a Draft Environmental Impact Statement (DEIS) and a copy of any application that has been received to all Involved Agencies and notify them that a Lead Agency must be agreed upon within thirty (30) calendar days of the date the Environmental Assessment Form or DEIS was transmitted to them.

Type II Action: A Type II Action is categorically excluded from SEQR. These actions have been determined not to have a significant adverse impact on the environment. Once an action is determined to be Type II, no further environmental review is required. Section 617.5(c) provides the following actions that are not subject to a Type II Action.

4. It is recommended that the project be classified as an Unlisted Action and to do an Uncoordinated Review.

MOTION: Authorize the project as an Unlisted Action and to do an Uncoordinated Review.

MADE BY: Rich Miles
SECONDED: Grant Rauch
VOTE: Unanimous

E. Planning Board Action:

DISCUSSION:

Planning Board members felt that a Public Hearing should be scheduled for next month.

MOTION: To Schedule a Public Hearing for 6:00 pm, Wednesday, January 15, 2025 at Town Hall.

MADE BY: John Kessler
SECONDED: David Jankowski
VOTE: Unanimous

VI. THOMAS AND PATRICIA VAN SCHAIK – MINOR SUBDIVISION ALONG WOODS HOLLOW ROAD:

A. Background:

Thomas and Patricia Van Schaick own 61.70 acres at 157 Buckos Bay Road, off Woods Hollow Road, which also includes another private road for seasonal residents known as Maple Ridge Road (Tax Map Parcel No. 137.1-1-19). They are looking to subdivide the property into two (2) parcels.

1. 29.227 acres which include Buckos Bay Road (Private Road)
2. 32.871 acres.

A majority of the property is in the Rural Use Land Use Classification of the Adirondack Park Agency. The individual who is purchasing one of the parcels currently maintains Maple Ridge Road for the residents.

B. Fulton County Planning Department Review:

The Fulton County Planning Department has reviewed the Minor Subdivision application in accordance Article X: Subdivision Regulation of the Town of Mayfield Zoning Ordinance (2017). As a result of this review the following comments have been made. Subsequently, the Planning Board has the right to waive any requirement.

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 feet thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than five (5) feet.
STATUS: Not provided. Would the Planning Board like to waive this provision?
DISCUSSION: The Planning Board agreed to waive this provision.
3. The name of the owner(s) 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, if available.
STATUS: Provided
5. All available utilities and all existing streets.
STATUS: Provided. Maple Ridge Road and Buckos Bay Road
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.
7. All existing restrictions on the use of land including easements, covenants, and zoning lines. A copy of such covenants or deed restrictions that are intended to cover all or part of the tract shall be included.
DISCUSSION: Shared maintenance agreement on Maple Ridge Road.
Mr. Van Schaick indicated that is about 100 a year from each resident to maintain Maple Ridge Road.
8. An actual field survey of the boundary lines of the tract giving complete descriptive data by bearings and distances made and certified by a licensed land surveyor. The corners of the tract shall also be located on the ground and marked by monuments as described in Article III of this document and shall be referenced and shown on the plat.
STATUS: Provided.
9. Statement saying "All on-site sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health and a note to this effect shall be stated on the plat and signed by a licensed engineer."
STATUS: Not Shown
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 the record owner and subdivider.
STATUS: Provided
12. A Short Environmental Assessment Form with Part I completed by the applicant. The Planning Board may require a Full Environmental Assessment Form if circumstances are warranted.
STATUS: Provided
13. Right to farm statement must be placed on Survey map as follows: "It is the policy of this state and this community to conserve protect and encourage the development and improvement 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 Shown
DISCUSSION:
Mr. Enfield stated that this will need to be provided.
14. Perc. and Pit Test / Septic Design
STATUS: No Provided. Would the Planning Board like to waive this?
DISCUSSION: The Planning Board agreed to waive this provision.

C. State Environmental Quality Review Act:

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 Site Plan application is subject to SEQR. Therefore, the following issues must be addressed:

1. Does the Planning Board feel that the Environmental Assessment Form, provided by the Applicant, has been completed adequately?
2. Does the Planning Board feel that any additional information should be provided as part of the SEQR process?
3. Type I or an Unlisted Action: Section 617.6 (b)(3) of 6 NYCRR states that, when an agency proposes to directly undertake, fund or approve a Type I or Unlisted Action undergoing a Coordinated Review with other Involved Agencies, it must, as soon as possible, transmit Part I of the Environmental Assessment Form, completed by the Project Sponsor, or a Draft Environmental Impact Statement (DEIS) and a copy of any application that has been received to all Involved Agencies and notify them that a Lead Agency must be agreed upon within thirty (30) calendar days of the date the Environmental Assessment Form or DEIS was transmitted to them.

Type II Action: A Type II Action is categorically excluded from SEQR. These actions have been determined not to have a significant adverse impact on the environment. Once an action is determined to be Type II, no further environmental review is required. Section 617.5(c) provides the following actions that are not subject to a Type II Action.

4. It is recommended that the project be classified as an Unlisted Action and to do a coordinated review with the following interested and involved agencies:
 - Adirondack Park Agency
 - NYS Department of Environmental Conservation

MOTION: To classify VanSchaick's Minor Subdivision as an Unlisted Action and to do a coordinated review with APA and NYSDEC, giving them until Tuesday, January 14, 2025, to offer comments.

MADE BY: John Kessler
SECONDED: Grant Rauch
VOTE: Unanimous

D. Planning Board Action:

Does the Planning Board feel as though there is enough information to schedule a Public Hearing?

MOTION: To schedule a Public Hearing on the Van Schaick Minor Subdivision for 6:00 pm, Wednesday, January 15, 2025.

MADE BY: Rich Miles
SECONDED: Jerry Moore
VOTE: Unanimous

VII. OTHER BUSINESS:

A. Chairman:

Chairman Kessler thanked the Planning Board for their work in 2024.

B. Town Board Liason

Mr. DeSiderio indicated that a Resolution for the Battery Storage Law is forthcoming as well as a Public Hearing.

C. Code Enforcement Officer:

D. Fulton County Planning Department:

Mr. Enfield inquired on the following projects:

1. DeRocker Subdivision
 - Mr. Barbosa stated it is almost completed.
2. Gravel Mine NYS-29 (Joubert)
 - Mr. Barbosa stated the project is on hold as Frank Fernandez was going to operate it but also bought Argersinger mine and will take care of it once it is completed.
 - Mr. Enfield stated it will still need to come to the Planning Board.
3. Naclerio Multi Family Dwelling – NY-29A
 - Mr. Barbosa stated that the project is not moving forward.

Mr. Enfield reminded Planning Board members there is a battery storage session with Fire Fighters and Planning Board members are welcome to attend on December 18

Mr. Enfield stated that Wednesday, April 9, 2025, the SUNY Fulton Montgomery Planning and Zoning Seminar will occur.

VIII. CLOSE OF THE MEETING:

MOTION:	To close the meeting at 8:46 pm
MADE BY:	Rich Miles
SECONDED:	Grant Rauch
VOTE:	Unanimous