

**TOWN OF MAYFIELD PLANNING BOARD  
DECEMBER 18, 2019  
6:00 P.M.  
TOWN OF MAYFIELD TOWN HALL**

**MEETING NOTES**

**PRESENT:**

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

**SEAN M. GERAGHTY, SENIOR PLANNER  
DAMON CURLEY, CODE ENFORCEMENT OFFICER**

**OTHERS PRESENT:**

**CHARLES ACKERBAUER, P.E.  
DAVE BOGARDUS  
LEROY AND MARCIA SALISBURG  
TIMOTHY EGAN**

**I. CALL MEETING TO ORDER:**

The meeting was called to order at 6:02 p.m.

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

MOTION: To approve the minutes to the November 20, 2019 meeting.

MADE BY: Jerry Moore

SECONDED: Richard Miles

VOTE: 4 in favor, 0 opposed

### **III. LEROY AND MARCIA SALISBURG - PROPERTY TRANSACTION ALONG VANDENBURG POINT ROAD:**

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

Leroy and Marcia Salisbury own two (2) properties off of Vandenburg Point Road in the Town of Mayfield [Tax Map Parcel Nos. 120.4-4-14.11 (20+/- acres) and 120.4-4-14.12 (3.38+/- acres)]. The Salisburgs would like to transfer a .02 acre portion of Tax Parcel 14.11 to Tax Parcel 14.12 giving it a 10' access to the Hudson River Regulating District taking line on the Great Sacandaga Lake.

PLANNING BOARD DISCUSSION: Planning Board Chairman John Kessler asked how much frontage the Salisburgs have on the Great Sacandaga Lake?

Leroy Salisbury indicated that he has approximately 730' of Lake frontage.

Mr. Kessler expressed some concern that the Hudson River Black River Regulating District would no longer issue 10' wide lake access permits.

Mr. Geraghty stated that he has correspondence from one of the other applications to be reviewed this evening indicating that the Regulating District will issue 10' wide permits.

The Planning Board recognized that the proposed property transaction will not create any new building lots and is not subject to the Town's Subdivision Regulations.

#### **PLANNING BOARD ACTION:**

MOTION: Recognizing that Leroy and Marcia Salisbury's property transaction along Vandenburg Road is not subject to the Town's Subdivision Regulations and to approve the transaction as a lot line adjustment.

MADE BY: Aaron Howland

SECONDED: John Kessler

VOTE: 4 in favor, 0 opposed

(NOTE: Planning Board Alternate Fred Castiglione entered the meeting.)

**IV. TIMOTHY EGAN – PROPERTY TRANSACTION WITH EDWARD AND SHELIA YOUNG ALONG PROGRESS ROAD:**

A. Background:

Timothy Egan currently owns a 25.5+/- acre parcel along Progress Road (Tax Map Parcel No. 150.-8-1). Edward and Shelia Young currently own a 2.2+/- acre parcel adjacent to Mr. Egan's property and directly in front of the majority of the property (Tax Map Parcel No. 150.-3-36.5). Mr. Egan intends to transfer ownership of .93 acres to Edward and Shelia Young in return for receiving a .88 acre portion of land on the other side of the Youngs' property that will give Mr. Egan a new access point to Progress Road.

PLANNING BOARD DISCUSSION: Planning Board Chairman John Kessler had a question regarding the amount of road frontage Mr. Egan would have along Progress Road.

Charlie Ackerbauer, P.E., representing the applicant, explained to Board members that Mr. Egan will be giving up a small portion of road frontage along Progress, but in turn will gain back a wider access point on Progress Road from the Youngs.

The Planning Board recognized that the proposed property transaction between Mr. Egan and the Youngs will not create any new building lots.

PLANNING BOARD ACTION:

MOTION: Recognizing that the proposed property transaction between Timothy Egan and Edward and Shelia Young is not subject to the Town's Subdivision Regulations and to approve the transaction as a lot line adjustment.

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

**V. JAMES SHANLEY AND JAMES SHANLEY TRUSTEES OF SHANLEY FAMILY TRUST AND DOUGLAS BOMBARD, JAQUELINE BOMBARD AND CARA BOMBARD-FRISCH - PROPERTY TRANSACTION ALONG PARTYKA DRIVE:**

A. Background:

Shanley Family Trust currently owns a .228+/- acre parcel along the Great Sacandaga Lake off of Partyka Drive (Tax Map Parcel No. 137.1-3-4). They would like to transfer ownership of a .011+/- acre portion of that lot to the

adjacent property owners Douglas Bombard, Jaqueline Bombard and Cara Bombard-Frisch (Tax Map Parcel No. 137.1-3-9) increasing the size of that property from .431+/- acres to .442+/- acres. The Shanley Family Trust property will be reduced in size to .217+/- acres.

PLANNING BOARD DISCUSSION: County Planning Department Consultant Sean Geraghty pointed out that Dave Bogardus, who is representing the applicants, has provided the Board with a letter from the Hudson River Black River Regulating District indicating that they have no objection to the Bombard and Shanley property transaction and will simply issue a Lakefront Permit that matches the deed description.

Mr. Kessler stated that he was of the understanding that the Regulating District was no longer issuing 10' permits along the Lake. However, he indicated that if the Hudson River Regulating District has issued a letter to the property owners, then they must still be issuing those types of permits.

Planning Board Member Jerry Moore questioned why the property owners in the original Partyka subdivision were not given access to the Lake?

Mr. Bogardus speculated that the original property owner wanted to maintain control of the lakefront access.

The Planning Board again recognized that the proposed property transaction would not create any new building lots.

#### PLANNING BOARD ACTION:

MOTION: Recognizing that the Shanley-Bombard property transaction along Partyka Road is not subject to the Town's Subdivision Regulations and can be approved as a lot line adjustment.

MADE BY: Aaron Howland

SECONDED: Jerry Moore

VOTE: 5 in favor, 0 opposed

## **VI. OTHER BUSINESS:**

### **A. Code Enforcement Update:**

1. Town Code Enforcement Officer Damon Curley noted that the Town Board has been advertising for positions on all of its local Boards. Mr. Curley explained that the Town Board has yet to receive any interest in those positions.

Mr. Geraghty pointed out that the Planning Board has two (2) Alternate members and, in the absence of anyone in the community showing interest in serving on the Planning Board, the Town Board may have to choose from one of the Alternate positions.

Planning Board Alternate Fred Castiglione stated that he would be interested in becoming a full-time member of the Board if the Town Board decides to appoint one of the alternates.

2. Planning Board Member Aaron Howland had a question concerning the decommissioning and landscaping bonds for the Solar Farm project along NYS Route 29.

Mr. Curley pointed out that there was apparently some confusion between the developer's representatives and the company's engineers as to what the final dollar figure was suppose to be for both the landscaping bond and the decommissioning bond. He indicated that Emilie Flanagan from Borrego Solar contacted Mr. Geraghty and was informed of the correct amounts.

3. Planning Board Member Jerry Moore stated that he would like to thank Damon Curley for taking over the Code Enforcement position this year. Mr. Moore stated that he felt Mr. Curley was doing a fine job for the community and he hoped that he would stay in the position for the foreseeable future.

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

MOTION: To close the meeting at 6:25 p.m.

MADE BY: Jerry Moore

SECONDED: Richard Miles

VOTE: 5 in favor, 0 opposed