

**TOWN OF MAYFIELD PLANNING BOARD
JULY 20, 2016
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

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

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

OTHERS PRESENT:

**BOB KAZMIERSKI
FRANK OWENS, P.E., REXFORD ENGINEERING
BIAGIO POLSINELLI**

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 June 15, 2016 meeting.

MADE BY: Frederick Castiglione

SECONDED: Aaron Howland

VOTE: 4 in favor, 0 opposed

III. ROBERT KAZMIERSKI – PUBLIC HEARING ON A SITE PLAN FOR EXPANSION OF WILDLIFE SPORTS AND EDUCATIONAL MUSEUM ALONG NYS ROUTE 30:

A. Background:

Robert Kazmierski is proposing to construct a 13,200+/- sq. ft. addition to the Wildlife Sports and Educational Museum along the east side of NYS Route 30 in the Town of Mayfield (Tax Map Parcel No. 152.-6-1.12). The project will not only involve the building addition, but will include the installation of alarmed septic holding tanks, the construction of an access roadway along the northwest side of the proposed addition, a water storage facility and pump station and several stormwater management improvements.

B. June 15, 2016 Meeting:

During its June 15, 2016 meeting, the Town of Mayfield Planning Board continued its review of Robert Kazmierski's Site Plan application for an expansion of the Wildlife Sports and Education Museum along NYS Route 30. At that time, the Planning Board asked that the following information be provided on a final Site Plan submittal prior to the public hearing:

1. Percolation and pit test results for the proposed septic field area along the south side of the existing building must be provided on the revised drawings.

STATUS: Provided.

DISCUSSION: The Planning Board held a brief discussion concerning the location of the septic field area on the site.

Town Code Enforcement Officer Mike Stewart indicated that he was comfortable with the percolation and pit test results and the proposed design of the septic system for the site.

2. A building elevation drawing for the project must be provided.

STATUS: Provided. However, the elevation drawings do not match up with the Site Plan features shown on Drawing 201. On Drawing 201, the front entrance to the building is on the existing structure, while the elevation drawings show the front entrance to the building on the proposed addition.

DISCUSSION: County Senior Planner Sean Geraghty pointed out that there seemed to be some discrepancies between the building elevation drawings and the site plan drawings.

Frank Owens, P.E. noted that the building elevation drawings were not prepared by his firm. He agreed that the entrance doorway for the proposed addition needed to be shown on the Site Plan drawing.

Mr. Kazmierski confirmed that there will be two (2) entrance doors to the building. He indicated that the existing entrance door will remain and a new entrance will also be used on the proposed addition.

3. The location of exterior lighting on the existing building and proposed addition should be shown on the elevation drawings.

STATUS: The elevation drawing shows a 150 watt LED flood light over the entrance doors, while the Site Plan drawing notes an overhead light at the front entrance of the existing building. There is also a notation on the Site Plan drawing indicating that the six (6) existing parking lot lights will remain.

DISCUSSION: Mr. Geraghty pointed out that the lights shown on the elevation drawing, as well as the notations on the Site Plan drawing, need to be corrected so that both documents show the same lighting locations.

C. State Environmental Quality Review:

During its June 15, 2016 meeting, the Town of Mayfield Planning Board classified the proposed project as an Unlisted Action and proposed that it serve as Lead Agency for the purpose of issuing a determination of significance under SEQR. The NYSDEC, the NYSDOH, the NYSDOT and the NYS Office of Parks, Recreation and Historic Preservation were sent copies of the completed Short Environmental Assessment Form along with the Site Plan drawings and asked if they had any objections to the Town of Mayfield Planning Board acting as Lead Agency or comments or concerns with the project itself. The agencies were asked to submit their written comments to the Planning Board by Tuesday, July 19, 2016.

NYSDEC:

In a response dated June 24, 2016, the NYSDEC concurs with the Town of Mayfield Planning Board's proposal to act as Lead Agency. The Agency notes that any disturbance of more than one (1) acre of land will require a SPEDES General Permit for Stormwater Discharges from

Construction Activities. NYSDEC also noted that the project is located in an archeologically sensitive area and that the NYS Office of Parks, Recreation and Historic Preservation should be contacted regarding potential impacts on historic and archeological resources.

DISCUSSION: There were no questions concerning the NYSDEC response.

NYS Office of Parks, Recreation and Historic Preservation:

Although no direct response was received from the NYS Office of Parks, Recreation and Historic Preservation, the applicants have submitted a letter dated July 8, 2016 from that agency indicating that the proposed project will have no impact on cultural resources listed or eligible for listing on the State and National Registers of Historic Places. The letter from the Agency did note, however, that the parking lot expansion area was excluded from its review of potential impacts. The Agency asked that if the design for the project changes and the expanded parking lot is needed, the office should be consulted for further review.

DISCUSSION: Frank Owens noted that, since the parking lot is not being constructed as part of the initial expansion proposal, the Office of Parks, Recreation and Historic Preservation has not confirmed that there are no cultural impacts in that area of the site.

Planning Board members held a brief discussion with Mr. Owens regarding this issue and suggested that the Office of Parks, Recreation and Historic Preservation be contacted again to see if they would be willing to issue a revised letter after examining the future expansion area on the property.

Mr. Kessler pointed out that it looks like the proposed septic field area may actually be located in an area that has not been cleared by the Office of Parks, Recreation and Historic Preservation.

Mr. Owens agreed that the septic area is located in an area that is shown for a future parking lot expansion if necessary.

NYSDOH:

In a response dated July 15, 2016, the NYSDOH indicates that it has no objection to the Town of Mayfield Planning Board acting as the Lead Agency for the project as proposed. The Agency notes that, while the design of the sewage collection and disposal system is not under its jurisdiction, the plan design is not complete and that the pumping and hauling of sewage with no permanent plan for sewage treatment and

disposal is not necessarily something that will be permitted. The Agency also notes that, based on the current number of employees and visitors, the water system for the building does not yet meet the definition of a public water system. The Agency notes that this could change in the future if the Museum sees additional visitors and, consequently, the Agency recommends that the applicants meet the design standards outlined in Appendix 5B and 5D of the New York State Sanitary Code.

DISCUSSION: Mr. Geraghty pointed out that NYSDOH's response seems to indicate that the applicant may need to construct the onsite septic system well before any municipal sewer line becomes available along NYS Route 30. Mr. Geraghty indicated that he did not want to see the applicant spend a considerable amount of money on a septic system that involves hauling the waste away and then be told a year or two from now that a new septic system needs to be designed for the property because municipal sewer services never become available.

Mr. Stewart explained that, in an effort to comply with Appendix 5B and 5D of the NYS Sanitary Code, the existing location of the septic field, as shown on the Site Plan drawing, will need to be moved in order to keep a 200' separation from the well.

Mr. Owens indicated that he believed there is plenty of space to move the proposed septic field location towards the south end of the property and meet the separation distances outlined in the NYS Sanitary Code.

Planning Board Member Aaron Howland pointed out that, if the septic system needs to be constructed in a new location and the parking expansion area needs to be moved, then the Office of Parks, Recreation and Historic Preservation will need to be contacted again regarding any potential disturbances to historical and cultural resources.

There was then a discussion concerning the existing well location on the property.

Mr. Kazmierski indicated that the well provides a very good source of water for the museum and that he did not wish to move the well location.

MOTION: Declaring the Town of Mayfield Planning Board the Lead Agency for the purpose of issuing a determination of significance under SEQR.

MADE BY: Aaron Howland
SECONDED: Frederick Castiglione
VOTE: 4 in favor, 0 opposed

In accordance with Section 617.6 of 6NYCRR, the Lead Agency must determine the significance of the action within twenty (20) calendar days of its establishment as Lead Agency or within twenty (20) calendar days of its receipt of all information it may reasonably need to make the determination of significance.

MOTION: Authorizing the filing of a negative declaration under SEQR for the proposed Wildlife Sports and Educational Museum expansion since:

1. There is additional space available on the property to allow the 13,200+/- sq. ft. expansion.
2. In the event municipal sewer services do not become available for the Museum, there is sufficient space on the property to locate an on-site septic system in accordance with NYS Sanitary Code.
3. Access to the site will not change and there will be very limited traffic impacts resulting from the proposed action.
4. Reconstruction and repair of the existing stormwater management system on the property will represent a significant improvement in stormwater control for the site.
5. The aesthetic appearance of the property will be greatly enhanced by the expansion project.

MADE BY: Frederick Castiglione
SECONDED: Jerry Moore
VOTE: 4 in favor, 0 opposed

D. County Planning Board Referral:

During its July 19, 2016 meeting, the Fulton County Planning Board reviewed Mr. Kazmierski's Site Plan application in accordance with Section 239-m of the General Municipal Law. At that time, the Planning Board determined that the proposed project would have no regional implications and decided to offer no recommendation to the Town of Mayfield Planning Board concerning this Site Plan application.

DISCUSSION: The Planning Board had no questions regarding the County Planning Board's response.

E. Public Hearing:

1. The public hearing was opened at 6:23 P.M.

2. Speakers:

There was no one to speak regarding Mr. Kazmierski's Site Plan for a Museum expansion.

3. The public hearing was closed at 6:24 P.M

F. Planning Board Action:

In accordance with Section 906 of the Town of Mayfield Zoning Law, the Planning Board, within sixty-two (62) days after the public hearing, shall approve, approve with modifications or disapprove the application for Site Plan approval. Consequently, does the Planning Board wish to issue its final decision on Robert Kazmierski's Site Plan for the expansion of the Wildlife Sports and Educational Museum along NYS Route 30 in the Town of Mayfield?

DISCUSSION: The Planning Board felt that if the proposed septic field location could be moved in order to comply with the NYS Sanitary Code, then the project could be conditionally approved.

Mr. Owens expressed his confidence that, given the percolation and pit test results he obtained on the property, the septic system location could be moved to provide a 200' separation between the on-site septic system and the existing well.

MOTION: To conditionally approve Robert Kazmierski's Site Plan for the expansion of the Wildlife Sports and Educational Museum along NYS Route 30 with the following stipulations:

1. The final location of the on-site septic system must be moved to comply with the separation distances outlined in the NYS Sanitary Code. The Planning Board would also like a confirmation that the proposed pumps identified in the septic system design can still be used.
2. The building elevation drawings and the Site Plan drawings need to show the same entrance and exit locations and lighting on the exterior of the building.

3. The NYS Office of Parks, Recreation and Historic Preservation should be contacted and asked for a revised letter showing that the new septic field location, as well as any future parking lot expansion area, will pose no impact on cultural resources listed or eligible for listing on the State and National Registers of Historic Places.

MADE BY: Frederick Castiglione
SECONDED: Jerry Moore
VOTE: 4 in favor, 0 opposed

IV. PROPERTY TRANSACTION BETWEEN BIAGIO AND JOSEPHINE POLSINELLI AND JAMES AND TERESA MALONEY:

A. Background:

Biagio and Josephine Polsinelli are buying Tax Map Parcels 121.13-1-64 and 65 from Donald E. and Phyllis N. Parry Trust. They would then like to purchase an additional 12' x 125' long strip of land from the adjacent property owners, James and Teresa Maloney and add it to the parcels they are acquiring from the Parry Trust. No new building lots will be created as a result of the proposed transaction.

B. Code Enforcement Review:

In accordance with Section 404 of the Town's Subdivision Regulations, there are a few pieces of information that need to be provided on the survey drawing:

1. The survey drawing should be titled a "Lot Line Adjustment between Polsinelli and Maloney."

DISCUSSION: A revised survey drawing of the properties involved was presented to Planning Board members. The title of the drawing was changed to "Survey Map and Boundary Line Adjustment of Lands of Biagio and Josephine Polsinelli."

There was a general consensus among Board members that the new title was satisfactory.

2. A clear indication of what parcels Polsinelli is purchasing from the Parry Trust and why the additional property is being acquired from Maloney should be clearly identified on the survey.

DISCUSSION: Mr. Polsinelli explained to Board members that he recently completed the purchase of the two (2) properties from the Parry Trust and would like to acquire the additional 12' strip in order to provide some space between his camp and the property line.

3. Structures on both the Maloney property and the Parry Trust properties must be identified.
4. Septic and well locations for all properties involved should be identified.

DISCUSSION: The structures and septic field location were shown on the revised drawing. The Planning Board had no questions regarding the locations of those structures.

C. Planning Board Action:

MOTION: Recognizing that the Polsinelli's property transaction with the Maloney's is not subject to the Town's Subdivision Regulations and can be approved as a lot line amendment.

MADE BY: Frederick Castiglione

SECONDED: Jerry Moore

VOTE: 4 in favor, 0 opposed

V. **OTHER BUSINESS:**

A. Code Enforcement Update:

Planning Board Member Jerry Moore asked Mike Stewart if the Town was seeing much building construction?

Mr. Stewart indicated that it has been a relatively slow year. He indicated that most of the permits that he issues are for decks and garages.

VI. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:27 p.m.

MADE BY: Frederick Castiglione

SECONDED: Aaron Howland

VOTE: 4 in favor, 0 opposed