

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

MEETING NOTES

PRESENT:

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

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

OTHERS PRESENT:

ROGER PUTMAN

I. CALL MEETING TO ORDER:

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

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes to the March 15, 2017 meeting.

MADE BY: Roberta Ricciardi

SECONDED: Jerry Moore

VOTE: 3 in favor, 0 opposed, 1 abstained (Howland)

III. ROGER PUTMAN – PUBLIC HEARING ON A SUBDIVISION ALONG SAND HILL ROAD:

A. Background:

Roger Putman owns a 40.8+/- acre parcel along the north side of Sand Hill Road in the Town of Mayfield (Tax Map Parcel No. 136.-03-24.11). Mr. Putman would like to create a 4.42+/- acre building lot in the southeast corner of the property. It is unclear how the remaining property will be used.

(NOTE: Mr. Putman's property was previously owned by Henry Whipple, Heldeberg Realty, LLC. Mr. Whipple also owned the adjacent Tax Map Parcel 136.-3-25.11. Mr. Whipple submitted a subdivision application to the Town of Mayfield Planning Board requesting the creation of four (4) building lots from the two (2) Tax Map Parcels. On November 20, 2013, the Planning Board asked that a well be drilled on the proposed Lot #4 in the subdivision, which was the lot closest to the former landfill property. The Planning Board asked Mr. Whipple to drill a well and have a certified state laboratory perform a Part 360 Routine Parameter Analysis of the water source. The written results of that analysis were to be provided to the Planning Board.)

Mr. Whipple subsequently submitted a request to the Planning Board to allow him to test existing wells on adjacent properties. During its February 19, 2014 meeting, the Planning Board discussed Mr. Whipple's request and denied his request to sample water from neighboring property owners. The Planning Board reiterated its decision that the potability of water sources on Mr. Whipple's property must be verified.

B. March 15, 2017 Meeting:

During its March 15, 2017 meeting, the Town of Mayfield Planning Board continued its review of Roger Putman's subdivision application for a piece of property along Sand Hill Road. At that time, the Planning Board asked that the following information be provided on the final subdivision plat prior to the public hearing:

1. Topographic features for the new building lot should be shown.

STATUS: Provided.

2. All the public utilities available to the new building lot should be labeled.

STATUS: Provided.

3. Pit test results for the new building lot should be provided.

STATUS: A typical soil profile has been provided on the subdivision plat.

DISCUSSION: Town Code Enforcement Officer Mike Stewart pointed out that the applicant will be required to provide a design for the septic system.

Planning Board Chairman John Kessler pointed out that, even though the proposed well location is over 100' from the proposed septic field location, it is downhill from the septic field location and probably should be repositioned.

Mr. Putman agreed and explained that the eventual location of the home, well and septic system has not been finalized.

Mr. Geraghty pointed out to Board members that the applicant simply has to show that the lot is buildable but does not necessarily have to construct the well, septic system and home in the exact locations that are shown on the subdivision plat.

4. If there are any easements or covenants to go along with the new building lot, they should be noted on the subdivision plat.

STATUS: There are no easements or covenants identified on the final plat.

5. A statement must be included on the final plat regarding the Town's Right To Farming Law.

STATUS: Provided.

6. A notation should be included on the final plat noting that the Town of Mayfield Planning Board has suggested that periodic water quality tests of the water source for the new building lot be conducted.

STATUS: Provided.

7. The Short Environmental Assessment Form should be amended as follows:

Question #4: The Commercial box should be checked.
Question #5B should be checked "No."

STATUS: Provided.

C. State Environmental Quality Review:

During its March 15, 2017 meeting, the Town of Mayfield Planning Board authorized the filing of a Negative Declaration under SEQR for this proposed action. Consequently, unless new additional information has been provided no further SEQR action is necessary.

D. Public Hearing:

1. The public hearing was opened at 6:02 P.M.

2. Speakers:

There was no one to speak regarding Roger Putman's subdivision application.

3. The public hearing was closed at 6:03 P.M.

E. Planning Board Action:

In accordance with the Town of Mayfield Subdivision Regulations, the Planning Board shall approve, with or without modifications, or disapprove the subdivision plat within sixty-two (62) days after the public hearing.

MOTION: To approve Roger Putman's subdivision application.

MADE BY: Aaron Howland

SECONDED: Roberta Ricciardi

VOTE: 4 in favor, 0 opposed

**IV. CHRISTIAN KLUUG (CMK REAL ESTATE) – SITE PLAN AMENDMENT
FOR OFFICE BUILDING ALONG NYS ROUTE 30:**

A. Background:

On June 17, 2015, Christian Klueg (CMK Real Estate) received a Site Plan approval from the Town of Mayfield Planning Board for a new office building along NYS Route 30 (Tax Map Parcel No. 152.-10-2).

B. Proposed Amendment:

Originally, the Site Plan called for an entrance driveway along NYS Route 30 directly in front of the building. The applicant is now proposing to move the access driveway along NYS Route 30 in a southerly directly in order to provide better on-site traffic flow.

DISCUSSION: Mr. Geraghty pointed out that, under the Town's current Zoning Law, there is no provision for addressing amendments to a previously-approved Site Plan application. He indicated that most Site Plan laws include a provision that requires the Planning Board to reexamine any changes to an approved Site Plan and determine if a new public hearing is necessary or if the amendment can simply be approved.

Town Code Enforcement Officer Mike Stewart asked Mr. Geraghty to provide him with some language from a Zoning Law that he can incorporate into the Town of Mayfield's updated Zoning Law.

After a brief discussion amongst Board members, there was a general consensus that the proposed new driveway location was acceptable.

C. Planning Board Action:

MOTION: To approve Christian Klueg's Site Plan Amendment involving a driveway relocation for his office building project along NYS Route 30.

MADE BY: Jerry Moore

SECONDED: Roberta Ricciardi

VOTE: 4 in favor, 0 opposed

V. **OTHER BUSINESS:**

A. Code Enforcement Update:

Mike Stewart explained that Mr. Stone may be coming back to the Planning Board for a project on his property along NYS Route 30 north of the Village of Mayfield. He reminded Board members that Mr. Stone previously received an approval for a hardware store on the property. Mr. Stewart indicated that he spoke with Mr. Stone's engineer, Darrin Romeyn, P.E., and has been led to believe that Mr. Stone may be submitting a proposal that involves constructing rental cabins on the property.

B. Chairman's Update:

Mr. Kessler pointed out that, earlier in the week, the County Planning Board reviewed a solar project in the Town of Oppenheim, as well as a restaurant proposal in the Town of Northampton along NYS Route 30. He asked if there are any plans for the former Pour Jim's Restaurant along Route 30?

Mr. Stewart indicated that he heard that the new owners would like to construct a hotel on the property but will require Village sewer in order to pursue that option.

The Board then talked about some of the parking limitations of the property given the width of the NYSDOT right-of-way at that location.

VI. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:13 p.m.

MADE BY: Robert Ricciardi

SECONDED: Aaron Howland

VOTE: 4 in favor, 0 opposed