

REGULAR MONTHLY MEETING JULY 9TH 2019

The regular monthly meeting of the Mayfield Town Board was held on July 9th 2019 at the Mayfield Municipal Complex, 28 N. School St. Mayfield NY 12117 at 6:30 pm and opened by Supervisor Richard Argotsinger with the Pledge of Allegiance.

PRESENT: Supervisor Richard Argotsinger
Councilman Vincent Coletti
Councilman Jack Putman
Councilwoman Roberta Ricciardi
Councilman Thomas Ruliffson

ALSO PRESENT: Town Attorney Carmel Greco, CEO Damon Curley, Jon Close, Jeffrey Martin, Ralph Desiderio, Fred Castiglione

PUBLIC COMMENT: None at this time.

PUBLIC HEARING-Local Law #4, Solar Moratorium was opened at 6:32 PM by Supervisor Argotsinger.

DEPARTMENT REPORTS:

CEO Damon Curley submitted his report with 15 permits issued in June, there will be 5 projects reviewed by the Planning Board at their next meeting. Responded to several other complaints and completed another training course with 2 more left to complete.

HIGHWAY DEPARTMENT-Mel Dopp-absent, no report.

The Highway Committee questioned grass seed charged to garbage truck repairs, and Councilwoman Ricciardi stated the mower hit a guide wire connected to a utility pole in front of her house. National Grid was called to repair it. Another person from Christie Rd was in the office to state the same thing and was advised to call National Grid. Discussion on damages done to mower followed.

Supervisor Argotsinger discussed Local Law #4 and answered questions asked by Jon Close as to what would happen when the 6 month moratorium was up. Supervisor Argotsinger stated that there may be zoning changes in place by then that will limit where solar farms of 15 mega-watts or more can be installed.

Supervisor Argotsinger closed the Public Hearing at 6:45 PM.

RES # 99 On motion by Councilwoman Ricciardi, seconded by Councilman Coletti the following resolution was adopted by Roll Call Vote: Argotsinger AYE

Coletti AYE

Putman ABSTAINED

Ricciardi AYE

Ruliffson AYE

RESOLVED that the Mayfield Town Board approves the adoption of Local Law # 4 of 2019 as follows:
Local Law # 4 of 2019

A Local Law Imposing a Six Month Moratorium on the Construction or Erection of a Solar Farm in the Town of Mayfield.

Be it enacted by the Town Board of the Town of Mayfield as follows:

Section 1. Enactment and Authorization.

The Town Board of the Town of Mayfield does hereby enact the Town of Mayfield Moratorium on Solar Energy Farms Law pursuant to the authority conferred by Section 10 of the Municipal Home Rule Law of the State of New York.

Section 2. Title.

This local law shall be known as the Town of Mayfield Moratorium on Solar Energy Farms Law.

Section 3. Purpose.

- a. It is the purpose of this law to prevent and avoid serious detrimental health, environmental, planning conditions and development contrary to the Comprehensive Plan, which threaten the Town of Mayfield, outside the Village of Mayfield, by allowing degradation of its significant environmental resources and in order not to undermine the conscious and continuous determination by the Town to resolve and lessen such threats to the health, safety and welfare of the citizens of the Town of Mayfield, outside of the Village of Mayfield.
- b. It is the further purpose of this law to enable the Town of Mayfield, exclusive of the Village of Mayfield, to prevent the construction or erection of a solar farm (which is defined as the use of land where a series of one (1) or more solar collectors are placed in an area on a parcel of land for the purpose of generation photovoltaic power and said series of one or more solar collectors placed in an area on a parcel of land collectively has a name plate generation capacity of at least 15 kilowatts (15kW) direct current (dc) or more when operating at maximum efficiency) for a reasonable time pending the completion of a new or further local law regulating such construction in the Town of Mayfield.

Section 4. Imposition of Moratorium

For a period of one hundred eighty (180) days from and after the adoption date of this law, no application for construction or erection of a solar farm (as defined in Article II, Section 202, subparagraph 105 of the Zoning Law of the Town of Mayfield) may be filed, accepted or processed by the Town of Mayfield, outside of the Village of Mayfield. For the purpose of this law an application for construction shall be deemed to mean any request for official action by the Town Board, Planning Board or Town Building Inspector, which request and approval would be in any way commence or continue the process whereby solar energy facilities are or may be constructed or erected.

This moratorium is intended to ensure that no review or approvals for building permits or associated matters within an application duly filed with the Town of Mayfield after July 9th 2019 proceed until this Board completes its review with respect to such solar energy farms and has the opportunity to consider and enact comprehensive Code changes as appropriate.

Section 5. Exception to Moratorium

The exceptions to this moratorium are as follows:

- a. If the Town Board shall have adopted a local law determining that this moratorium shall no longer be effective, or
- b. The Town Board shall have adopted a local law regulating the construction of solar farms.
- c. The moratorium shall not apply to residential facilities as defined by Section 104 of the Town Zoning Law or other solar energy facilities with a generating capacity of less than 15 kilowatts.

Section 6. Extension of Moratorium

At the discretion of the Town Board, this moratorium may be extended for at least one (1) additional six (6) month period, after proper notice and a public hearing, to be held within forty-five (45) days prior to the expiration of said moratorium period.

Section 7. Effective Date

This Local Law shall take effect immediately upon its filing in the office of the Secretary of State of New York State.

SUPERVISORS REPORT: Supervisor Argotsinger submitted his report stating that a Capital Project has passed at the County Level to run sewer lines from Lexington Center on 30A to Northville which will take place in 2020. This could also possibly eliminate the need for the village of Mayfield to have a sewer plant.

Fred Castiglione entered the meeting at 6:50 PM.

OLD BUSINESS:

BOX TRAILERS- Discussion about the use of box trailers for storage and a possible zoning law amendment. There have been complaints about unsafe box trailers.

NEW BUSINESS:

APPROVAL OF MINUTES:

RES # 100 On motion by Councilman Coletti, seconded by Councilwoman Ricciardi the following resolution was adopted 5 AYES (Argotsinger, Coletti, Putman, Ricciardi, Ruliffson)

RESOLVED that the Mayfield Town Board approves the minutes from the June 11th 2019 minutes.

BEACH: The Beach Director has asked the Town Board to approve the appointment of Steven Beach and Cheyenne Beach as back up as needed lifeguards.

RES # 101 On motion by Councilman Putman, seconded by Councilman Ruliffson the following resolution was adopted 5 AYES (Argotsinger, Coletti, Putman, Ricciardi, Ruliffson)

RESOLVED that the Mayfield Town Board approves the appointment of Steven Beach and Cheyenne Beach as substitute lifeguards on an as needed emergency situation.

LOCAL LAW # 5 of 2019- Tax Cap Override

Supervisor Argotsinger introduced Local Law # 5 of 2019 Tax Cap Override and stated that although the tax increase this year is expected to be less than 1%, discussions with Bookkeeper Nathan Matthews, it is recommended to have a law in place to override the Tax Cap if necessary.

RES # 102 On motion by Councilman Ruliffson, seconded by Councilman Putman the following resolution was adopted 5 AYES (Argotsinger, Coletti, Putman, Ricciardi, Ruliffson)

RESOLVED that the Mayfield Town Board will hold a public hearing at the Regular Monthly meeting on August 13th 2019 at 7:00 PM to introduce Local Law # 5, A local law to override the tax levy limit established in General Municipal Law 3-c.

WATER TOWER

The Village of Mayfield is applying for a grant for a new water tower and needs a declaration from the Town of Mayfield that they are willing to sell a parcel to the Village for said water tower.

RES # 103 On motion by Councilman Coletti, seconded by Councilwoman Ricciardi the following resolution was adopted 5 AYES (Argotsinger, Coletti, Putman, Ricciardi, Ruliffson)

RESOLVED that the Mayfield Town Board approves the Declaration to proceed to sell a parcel from Tax Map Section 104.9, Block 3 Parcel 10.5 that is owned by the Town of Mayfield. Described as Lot 1, a 125 foot by 125 foot parcel containing wetlands to be conveyed to the Village of Mayfield for the construction of a 150 foot tall, 200,000 gallon water tank. Lot 2, a 7.9 acre parcel containing the Town

of Mayfield courthouse and Town of Mayfield garages. No new land use or development is proposed for Lot 2. Purchase price to include fence and gates.

CLERKS REPORT-The Town Clerks report was submitted with fees collected in the A account of \$4,380.00 and the B account of \$1,260.00

APPROVAL OF VOUCHERS

RES # 104 On motion by Councilman Putman, seconded by Councilman Coletti the following resolution was adopted 5 AYES (Argotsinger, Coletti, Putman, Ricciardi, Ruliffson)

RESOLVED that the Mayfield Town Board approves the payment of vouchers in the following accounts for Abstract # 7 for 2019

A. GENERAL TOWNWIDE	\$36,545.17
B. GENERAL OUTSIDE VILLAGE	\$1,724.72
DA. HIGHWAY TOWNWIDE	\$18,886.61
DB. HIGHWAY OUTSIDE VILLAGE	\$2,890.16

Discussion about culverts placed on Dennie Rd and further discussion of top soil and grass seed charged to the garbage truck. Highway Committee will see who got culverts as it is town policy for homeowner to purchase culvert and town installs it.

PUBLIC COMMENT: Jon Close questioned Tax Cap override, although no increase is projected, the law will be in place in case it is needed. Ralph Desiderio requested that the recently filed local laws be placed on the Town Website.

REMINDERS:

Vouchers due on August 9th 2019

Workshop meeting is July 23rd 2019 for the purpose of Assessor Interviews

EXECUTIVE SESSION: Employment History

RES# 105 On motion by Councilwoman Ricciardi, seconded by Councilman Coletti the following resolution was adopted 5 AYES (Argotsinger, Coletti, Putman, Ricciardi, Ruliffson)

RESOLVED that the Mayfield Town Board enters Executive Session at 7:32 PM

RES# 106 On motion by Councilman Ruliffson, seconded by Councilman Coletti the following resolution was adopted 5 AYES (Argotsinger, Coletti, Putman, Ricciardi, Ruliffson)

RESOLVED that the Mayfield Town Board exited Executive Session at 8:02 PM

On motion by Councilwoman Ricciardi, seconded by Councilman Coletti the meeting was adjourned at 8:04 PM

Respectfully Submitted

Nancy Parker
Town Clerk/RMO

