

**TOWN OF MAYFIELD PLANNING BOARD  
AUGUST 16, 2017  
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**

**OTHERS PRESENT:**

**DAN KARDOS, THOMAS VANSCHAICK**

**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 July 19, 2017 meeting.

MADE BY: Aaron Howland

SECONDED: Frederick Castiglione

VOTE: 4 in favor, 0 opposed

**III. LOT LINE ADJUSTMENT KARDOS, ROBLES, COREY, & JOHNSON:**

A. Background:

Daniel S. Kardos owns a parcel of land on Loop Road in the Town of Mayfield located at the end of Woods Hollow Rd. (Tax Map Parcel No. 137.1-1-20). Mr. Kardos's property is approximately 2.5+/- acres in size and will retain 2.14 +/- acres after the proposed lot line adjustments.

B. Proposed Amendment:

Mr. Kardos proposed to amend the current lot lines with three separate parcels labeled as parcels number one, two and three on the survey. They are owned by James Corey, Robert Johnson and Richard Robles. There are no wells or septic system components located on the property being transferred. No required setbacks or other zoning restrictions appear to be made non - conforming by this adjustment..

PLANNING BOARD DISCUSSION:

A discussion was had about the fact that the deed provided is a quitclaim deed and shows no easements or rights of way. The Board was in agreement that given the fact that the amendments involve an area where overhead powerlines are located and an existing dirt road providing access to various properties that the applicant should provide documentation that there are rights of way in place or created to provide for access to each involved parcel and that any and all rights of way that may be impacted by this amendment should be transferred with the lot line amendment. Dan Kardos stated that he believed such access was in place and he would submit the needed documentation.

C. Planning Board Action:

MOTION: To approve the application for lot line amendments as submitted subject to the applicant providing documentation that the owners of all involved parcels have access to the property or that such access be created and that all existing rights of way be transferred with the lot lines as amended.

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

**IV. LOT LINE ADJUSTMENT VANSHAICK FAMILY TRUST & SPEZZA:**

A. Background:

The VanShaick Family Trust owns a parcel of land on Woodland Rd in the Town of Mayfield. (Tax Map Parcel No. 137.1-1-19). The Trust property is approximately 64+/- acres in size and will retain 61.93+/- acres after the proposed lot line adjustment.

B. Proposed Amendment:

The VanShaik Family Trust proposed to amend the current lot lines as shown on the survey with property owned by Kristen Spezza. The portion of the parcel involved is vacant and there are no wells or septic system components located on the property being transferred. No required setbacks or other zoning restrictions appear to be made non - conforming by this adjustment.

PLANNING BOARD DISCUSSION:

Thomas VanSchaick answered questions about the location of the driveway on his property confirming continued access to the remaining parcel. Michael Stewart explained that the reason for the request was for Kristen Spezza to have room to build a garage for storage.

C. Planning Board Action:

MOTION: To approve the application for lot line amendments as submitted.

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

V. **OTHER BUSINESS:**

There was no other business

**VI. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 6:21 p.m.

MADE BY: Frederick Castiglione

SECONDED: Aaron Howland

VOTE: 4 in favor, 0 opposed