

**TOWN OF MAYFIELD PLANNING BOARD  
NOVEMBER 16, 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  
CLIFTON VICKERS, ALTERNATE**

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

**OTHERS PRESENT:**

**MONICA RYAN, RIVER STREET PLANNING & DEVELOPMENT  
JERE TATICH, ELAN ASSOCIATES  
RICK ARGOTSINGER, SUPERVISOR**

**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 October 19, 2016, meeting.

MADE BY: Aaron Howland  
SECONDED: Frederick Castiglione  
VOTE: 5 in favor, 0 opposed

### **III. ROGER PUTMAN – 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.

**DISCUSSION:** After briefly discussing Mr. Putman's proposal to create a new building lot along Sand Hill Road, there was a general consensus among Planning Board members that Mr. Putman would have to be held to the same standards that the previous property owner, Henry Whipple, was held to. Board members felt that the applicant should be required to prove that he has a potable water source for the building lot before any further Planning Board review of the application takes place.

Planning Board Member Aaron Howland suggested that the applicant be asked to provide the same type of water testing that is currently conducted on wells around the Landfill.

Town Code Enforcement Officer Mike Stewart indicated that the Planning Board previously requested a Part 360 Routine Parameter Analysis, which is the same tests that are conducted on the monitoring wells around the Landfill.

Planning Board Member Jerry Moore asked where the water tests will be undertaken on the applicant's property?

County Senior Planner Sean Geraghty explained that the applicant will need to perform the test on the proposed building lot in order to show that there is a potable source of water on the lot.

Charlie Ackerbauer, P.E., representing the applicant, indicated that he didn't believe his client intended to create any more than one (1) building lot from the tract of land. He explained that his client will likely pursue a mining operation on the remaining property.

Town Code Enforcement Officer Mike Stewart pointed out that the applicant will need to contact the New York State Department of Environmental Conservation (NYSDEC) to discuss permitting for a mining operation. He also noted that the Planning Board will need to review any proposals for a mining operation on the remaining property.

MOTION: To table any action on Roger Putman's subdivision application pending receipt of water quality tests for the building lot he intends to create along Sand Hill Road.

MADE BY: Frederick Castiglione  
SECONDED: Clifford Vickers  
VOTE: 5 in favor, 0 opposed

#### **IV. ARTHUR YOST III – SUBDIVISION ALONG RED BUNCH ROAD:**

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

Mr. Yost owns a piece of property along the west side of Red Bunch Road in the Town of Mayfield (Tax Map Parcel No. 136.-2-4.11) The existing parcel is approximately 20+/- acres in size. Mr. Yost would like to create a 2.3+/- acre building lot around an existing house and transfer approximately 1.32+/- acres of the parcel to the adjacent property owners Dwayne Yost and Nancy Holtz (Tax Map Parcel No. 136.-2-4.2). Mr. Yost will keep the remaining 17.15+/- acres.

Planning Board Member Aaron Howland indicated that he would abstain from the discussions since he is a neighbor of the applicant.

Charlie Ackerbauer, P.E., representing the applicant, explained that Mr. Yost has decided to take the remaining acreage for his parcel and combine it with another parcel he owns near the intersection of Warren

Road and Red Bunch Road (Tax Map Parcel No. 136.-2-4.12). Mr. Ackerbauer explained that, by combining the remaining acreage with his other tax parcel, he will be left with a parcel approximately 20.22 acres in size. Mr. Ackerbauer handed out a revised drawing showing the remaining acreage to be transferred to Mr. Yost's other parcel.

Mr. Geraghty noted that, if Mr. Yost intends to transfer the remaining acreage to a separate tax parcel, no new building lots will be created. Mr. Geraghty indicated that Tax Parcel 136.-2-4.11 will simply be reduced in size to 2.3+/- acres, and the remaining acreage will be transferred to adjacent tax parcels.

After several minutes of discussion between Mr. Ackerbauer, Arthur Yost and Planning Board members, it was agreed that the proposed property transaction should not be subject to the Town's Subdivision Regulations and could be approved as a lot line amendment.

Mr. Geraghty pointed out that, in order for the Planning Board's records to be complete, a final drawing showing the approximate location of wells and septic systems on adjacent properties should be provided and the title of the drawing should be changed to a lot line adjustment between all of the properties that will be involved in the transaction.

Mr. Stewart asked that the lot line adjustment application be updated with the applicant's brother's signature.

MOTION: Recognizing that Arthur Yost's property transaction along Red Bunch Road should not be subject to the Town's Subdivision Regulations and to approve the transaction as a lot line amendment.

MADE BY: John Kessler  
SECONDED: Frederick Castiglione  
VOTE: 5 in favor, 0 opposed

**V. COUNTY DEVELOPMENT STRATEGY – VAIL MILLS DEVELOPMENT AREA PRESENTATION:**

DISCUSSION: Mr. Geraghty reminded Board members that, during last month's meeting, Monica Ryan and Jere Tatich presented a conceptual plan for the Vail Mills Development Area. He pointed out that the Planning Board was able to offer some commentary on that conceptual plan and a revised version has been put together for this evening's meeting.

Monica Ryan talked briefly about the housing analysis, the retail study and some general demographics that were examined as part of the process of

putting together a County Development Strategy. She noted that those components of the Development Strategy were considered as the conceptual Development Plan for the Vail Mills Area was put together. She reminded Board members that the County is actively working to get municipal sewer infrastructure available in the Development Area. She pointed out that, based on the retail analysis that was done for the Development Strategy, there is a need for additional retail growth in the area, especially eating and drinking establishments. She pointed out that the conceptual plan for the Vail Mills Development Area is not set in stone and, eventually, will be used as a marketing tool.

Jere Tatich added that the conceptual plan is purposely vague so that the ideas regarding the development of the Vail Mills Development Area can change over time. He referred Planning Board members to Drawing #1 showing the boundaries of the Development Area. He briefly talked about the boundaries of the Development Area and noted that it is essentially based on the limits of where gravity-fed sewer can be provided. He indicated that it is not an urban area but could eventually, through some infill development, reach a critical mass where it becomes a destination stop.

Mr. Tatich then referred Planning Board members to Drawing #2 which showed an expanded view of the Development Area. He indicated that he wanted to zoom out from the Development Area so that the location of the Development Area in relation to the Downtown Broadalbin area and the Great Sacandaga Lake can be shown. He, again, indicated that the concept plan is intended to create a critical mass of things to do in the Vail Mills Development Area. He noted that, during the County's Development Strategy Summit, the idea of creating a County website designed as a clearinghouse of things to do in the community was discussed at length. He pointed out that the different components of the Vail Mills Development Area would be included on that website. Mr. Tatich then talked about the proposed park near the County Visitor's Center. He noted that the property along the north side of NYS Route 29 extending to the Kenneyetto Creek has somewhat limited development potential because of environmental constraints. He pointed out that the mileage to various locations throughout the County is also noted on Drawing #2.

Mr. Tatich then referred Board members to Drawing #3 which shows an enlarged view of the Development Area. He pointed out that the area near the current Subway sandwich shop will likely become the center of the hamlet area. He pointed out that there are some residential areas shown around the perimeter of the Development Area. He talked about the idea of creating an "outdoorsy" theme for the Development Area. He talked about a recent article he read regarding the amount of money hunters bring into local economies. He explained that, if a critical mass of destination stops

locate in the Development Area, then it will become a viable hamlet area. He also pointed out that there will be limited road cuts along NYS Route 29.

Mrs. Ryan added that the traffic counts along NYS Route 30 and 29 are large enough to generate interest from a hotelier.

Mr. Tatich added that the concept plan for the Vail Mills Development Area will start to become a sales tool that can be shown to potential investors.

Mrs. Ryan talked about the breakout sessions at the County Development Strategy Summit. She explained that the sessions were intended to offer attendees the opportunity to comment on the various components of the Strategy. She indicated that the completion of the Rail Trail Project and the development of shops and other amenities along the Trail was a common theme that was heard throughout the smaller group discussions.

Mr. Geraghty explained that the County has made several attempts to complete the Rail Trail Project by reaching out to the property owners who own the pieces of the abandoned railroad corridor that are needed for completion of the project. He explained that those property owners have not responded favorably to the County's efforts. He noted that the County has budgeted money to complete the Trail and also has grant money available to complete the project, but in the absence of cooperation from property owners, it may be difficult to complete the project.

Mr. Tatich asked Planning Board members how they felt about the conceptual plan for the Vail Mills Development Area? He explained that growth in the Development Area will likely start with infill development.

Planning Board Member Aaron Howland stated that he would like to see the municipal sewer services provided to properties closer to the Sacandaga Lake.

Mr. Geraghty explained that the current boundaries of the Vail Mills Development Area were put together as a result of an engineering analysis that showed where gravity sewers can feasibly be provided.

There was a brief discussion amongst Board members concerning the development potential of some of the properties along Route 30 just north of the Development Area. Board members agreed that if the right project presented itself, then the expansion of sewer services could be discussed at that time.

Planning Board Member Jerry Moore indicated that the access shown across from the intersection of County Highway 155 and NYS Route 29

would make property along the south side of NYS Route 29 very valuable. He suggested that NYSDOT may not look favorably on this access point.

Mr. Tatich asked Board members how they felt about creating a destination theme for the Development Area? He indicated that, based on the location of the Development Area and the mix of existing businesses, he thought an outdoorsy theme would best suit the area. Planning Board members agreed that an outdoorsy theme is the right choice for the Development Area.

Mr. Howland indicated that he would like to see buildings that can be reused as tenants change. He indicated that he didn't want to see a national chain drug store locate in the Development Area and then move out in a few years and leave a shell of a building that does not fit the theme for the Development Area and is not readily usable by other types of businesses.

Mrs. Ryan stated that the idea of encouraging adaptively-reusable buildings is probably a good idea for the Development Area.

Mr. Stewart questioned whether there should be a different name depicting a theme for the Development Area given its close proximity to the Sacandaga Lake?

Planning Board members briefly discussed the idea of having a different name for the Development Area but did not come to any resolve on this idea.

Mr. Howland indicated that he would like to see the proposed park contain a pavilion area that would make it more of a destination stop.

Planning Board Chairman John Kessler asked if trails could be created in the park?

Mr. Tatich pointed out that there will be an extensive trail system throughout the park that will link with the FJ & G Rail Trail.

Mr. Stewart pointed out that the Wildlife Museum, which is located along the east side of NYS Route 30 south of the traffic circle, is undergoing a 13,000 sq. ft. expansion. He noted that the locally-recognizable Paul Bunyon statue that once sat in front of the Alvord's House of Leather will now be located on the Wildlife Museum property.

Mr. Geraghty added that, as part of the expansion project, a significant amount of green infrastructure will be developed in order to enhance the stormwater management facilities on the site.

Mr. Tatich then talked briefly about some additional graphics that he could provide for the area showing the different types of buildings that could be constructed throughout the Development Area.

Mr. Stewart asked if it would be feasible to create a trail from the proposed park that would cross over the Kenneyetto and link the park to the downtown Broadalbin area? There were several minutes of discussion amongst Board members about the concept of developing a bridge over the Kenneyetto Creek and who the property owners were on the north side of the Creek. Once again, Mr. Tatich indicated that he would look into this idea.

MOTION:           Endorsing the conceptual plan prepared by River Street Planning and Development for the Vail Mills Development Area.

MADE BY:       Frederick Castiglione

SECONDED:     Clifford Vickers

VOTE:           5 in favor, 0 opposed

#### **VI.    CLOSE OF THE MEETING:**

MOTION:        To close the meeting at 6:53 p.m.

MADE BY:       Jerry Moore

SECONDED:     Frederick Vickers

VOTE:           5 in favor, 0 opposed