

PLANNING BOARD MEETING
MAY 19, 2010
MEETING

PRESENT: Walt Ryan, Bob Phillips, Barney Brower, Marilyn Salvione, and Jerry Moore

ABSENT: NONE

Chairman Ryan called the meeting to order at 6:30PM.

MINUTES:

A discussion was held regarding the need for the minutes to reflect that suggestions for Zoning changes are only recommendations given to the Town Board.

MOTION: A motion was made by Jerry Moore and 2nd by Barney Brower to accept the minutes of the April 21, 2010 with the corrections from the above discussion. All in favor (5). The motion was passed.

MOTION: A motion was made by Barney Brower and 2nd by Marilyn Salvione to accept the April 28, 2010 Special Meeting minutes as written by the clerk. All in favor (5). The motion was passed.

NEW BUSINESS

1. Malcolm Simmons
SBL# 152.-5-37
Location: 3974 State Hwy 30 Amsterdam
Zone: C-1

A short discussion was held on the application, and current use of the property. This application is a site plan review for an additional home on the property.

MOTION: A motion was made by Marilyn Salvione and 2nd by Jerry Moore to accept the sketch on the original survey for the basis of the review. (4) in favor: Ryan, Salvione, Brower, and Moore. (1) opposed, Phillips. The motion was passed.

The following items are required for final review:
Wells, septic, and Electrical service labeled

The Chairman explained the site plan process. A short form SEQR will be needed, and a 239 would need to go to the Fulton County Planning Board for review, and opinion.

MOTION: A motion was made by Barney Brower and 2nd by Marilyn Salvione to hold a Public Hearing on Wednesday June 16th at 7PM for the Malcolm Simmons site plan. (4) in favor: Ryan, Salvione, Brower, and Moore. (1) opposed; Phillips. The motion was passed.

2. Dave Huckans-4 lot Subdivision
SBL# 88.-4-23
Location: Lakeview Rd., Mayfield
Zone: L-1

Chairman Ryan gave the newest Board member, Jerry Moore the background history on this property. The property was previously under review as a clustered subdivision. The site plan now does not show full site development and therefore may not allow for use of cluster concepts.

The Planning Board took no action at this time

3. Richard Stapf-Site Plan
SBL# 151.-9-5
Location: 1812 State Hwy 29, Gloversville, NY 12078
Zone: Agriculture

The applicant was present to explain the application. Mr. Stapf would like to construct a garage with an apartment above. A short discussion was held on the shared well and septic. The Board would like both parcels owned by Mr. Stapf labeled on the survey. Chairman Ryan also explained that a 239 form would be sent to the Fulton County Planning Board for their review and opinion. The applicant will be required to complete the first page of a short form SEQR

MOTION: A motion was made by Jerry Moore and 2nd by Bob Phillips to hold a Public Hearing on Wednesday June 16, 2010 at 7:15 for the Richard Stapf site plan. All in favor (5). The motion was passed.

PUBLIC HEARING # 1- 7:00PM

MOTION: A motion was made by Barney Brower and 2nd by Bob Phillips to open the Public Hearing for Jack Williams's site plan. All in favor (5). The motion was passed. There were no public comments.

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to close the Public Hearing for the Jack Williams site plan at 7:14PM. All in favor (5). The motion was passed.

The SEQR was completed by the Planning Board at its April 21, 2010 meeting

The Fulton County Planning Board's review showed no regional impact.

MOTION: A motion was made by Bob Phillips and 2nd by Jerry Moore to approve the Jack Williams site plan. All in favor (5). The motion was passed.

PUBLIC HEARING # 2-7:15PM

MOTION: A motion was made by Marilyn Salvione and 2nd by Bob Phillips to open the Public Hearing for the John Shoop subdivision. All in favor (5). The motion was passed. There were no public comments.

MOTION: A motion was made by Barney Brower and 2nd by Bob Phillips to close the Shoop subdivision at 7:30PM. All in favor (5). The motion was passed.

No SEQR will be needed as we have a copy of the SEQR Filed by the Town of Johnstown's Planning Board.

The Town of Johnstown Planning Board at its Public Hearing on May 11, 2010 approved the preliminary plat provided by Mr. Shoop.

After a short discussion, The Town of Mayfield's Planning Board is requesting a complete design of the storm water run off for the site.

The Planning Board took no action at this time.

OLD BUSINESS

1. Ron Jones- site plan
SBL # 74.9-1-13
Location: 1678 State Hwy 30, Mayfield
Zone: C-1

The SEQR was filed at the April 21, 2010 Public Hearing and forwarded to the Fulton County Planning Board with the 239 form for review.

The Fulton County Planning found no regional impacts, but did have some concerns with properties with no defined access points on State Hwy 30. They would like the Mayfield Planning Board to consider this with future applications.

MOTION: A motion was made by Barney Brower and 2nd by Marilyn Salvione to approve the Site Plan for Ron Jones as described in the survey dated June 24, 2008. All in favor(5). The motion was passed.

CHAIRMAN CORRESPONDENCE

A short discussion has held on a letter chairman Ryan received from Mike Stewart regarding an unauthorized used car display on State Highway 30 . The car display is being removed.

ZONING LAW CHANGES

The Board reviewed the 2010 Zoning Law review draft dated 3/1/2010.

After a very lengthy discussion, the following motions were made:

A motion was made by Barney Brower and 2nd by Marilyn Salvione to have Appendix A, DD,(b) remain unchanged. All in favor (5). The motion was passed.

A motion was made by Barney Brower and 2nd by Bob Phillips to have Appendix A, DD, (c) to state as follows:

An adjustment of a property line (lot line adjustment) between two adjoining and existing lots where no new lot is created.

All in favor (3) Brower, Phillips and Salvione. Opposed (1) Ryan. Abstain (1) Moore. The Motion was passed.

MOTION: A motion was made by Marilyn Salvione and 2nd by Bob Phillips to recommend to the Town Board that the Table located on page 18 of the Zoning Law under the Industrial section minimum lot size and minimum lot size with a sewer both be 2 acres. All in favor (5). The motion was passed.

MOTION: A motion was made by Barney Brower and 2nd by Walt Ryan to adjourn the meeting at 8:30PM. All in favor(5). The motion was passed.

