

**TOWN OF MAYFIELD PLANNING BOARD
SEPTEMBER 18, 2013
6:30 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**ROBERT PHILLIPS, CHAIRMAN
MARILYN SALVIONE
JERRY MOORE
JOHN KESSLER
GARY MAZZARELLI, ALTERNATE
AARON HOWLAND, ALTERNATE**

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

OTHERS PRESENT:

**VINCE COLLETTI, TOWN COUNCILMAN
JOHN COMPANI, APPLICANT
AARON SIEG, APPLICANT
HENRY WHIPPLE**

Planning Board Chairman Robert Phillips asked Planning Board Alternate Gary Mazzarelli to participate in this evening's meeting.

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:30 p.m.

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes to the August 21, 2013 meeting.

MADE BY: John Kessler
SECONDED: Marilyn Salvione
VOTE: 5 in favor, 0 opposed

III. JOHN COMPANI (RAYWOOD SALES AND SERVICE) – PUBLIC HEARING ON A SITE PLAN FOR BUILDING EXPANSION ALONG WOODS HOLLOW ROAD:

A. Background:

John Compani would like to expand his existing canvas/upholstery business along Woods Hollow Road in the Town of Mayfield. Mr. Compani's existing building is approximately 720 sq. ft. in size. (Tax Map Parcel No. 136.-9-2). The addition to Mr. Compani's existing building will be approximately 24' x 32' or 760 sq. ft in size. Mr. Compani received an area variance from the Town of Mayfield Zoning Board of Appeals in November, 2012 to expand his operation.

B. August 21, 2013 Meeting:

During its August 21, 2013 meeting, the Town of Mayfield Planning Board began its review of Mr. Compani's site plan for a business expansion along Woods Hollow Road. At that time, the Planning Board determined that all of the required information was provided with the site plan application package.

C. State Environmental Quality Review:

During its August 21, 2013 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.

DISCUSSION: County Senior Planner Sean Geraghty indicated that the County Planning Board reviewed Mr. Compani's application during its September 17, 2013 meeting and will be forwarding no recommendation to the Planning Board on this application.

D. Public Hearing:

1. The public hearing was opened at 6:33 P.M.

2. Speakers:

There was no one to speak regarding Mr. Compani's site plan application.

3. The public hearing was closed at 6:35 P.M.

E. Planning Board Action:

According to Section 906 of the Town of Mayfield Zoning Law, the Planning Board, within sixty-two (62) days after such public hearing, shall approve, approve with modification or disapprove the application for site plan approval. Consequently, does the Planning Board wish to issue its final decision on John Compani's site plan application at this time?

MOTION: To approve John Compani's site plan for a business expansion along Woods Hollow Road.

MADE BY: Jerry Moore

SECONDED: Gary Mazzarelli

VOTE: 5 in favor, 0 opposed

IV. HENRY WHIPPLE – CONCEPT PLAN FOR SUBDIVISION ALONG SAND HILL ROAD AND NYS ROUTE 30:

A. Background:

Mr. Whipple is purchasing two (2) pieces of property that are located between Sand Hill Road and NYS Route 30 in the Town of Mayfield. (Tax Map Parcel Nos. 136.-3-25.11 and 136.-3-24.11) The two (2) parcels total approximately 75+/- acres in size. Mr. Whipple would like to subdivide the property into twelve (12) building lots ranging in size from 3.5 to 11.4 acres. All of the parcels will have road frontage on either Sand Hill Road or NYS Route 30.

DISCUSSION: Planning Board Chairman Bob Phillips pointed out to Mr. Whipple that in order to begin the process he would need to provide the Board with a survey description of each of the building lots he intended to create in the subdivision.

Mr. Whipple stated that he hoped to have the survey of the property completed sometime after September 24th. He indicated that he didn't know if it would be ready for the Board's October meeting.

Mr. Whipple then referred to the submittal requirements for a major subdivision that are outlined in the Town's Subdivision Regulations. He asked if he could provide 10' contour intervals on the subdivision plat rather than the 5' contour intervals that are specified in the regulations?

There was a brief discussion amongst Board members concerning this issue. Mr. Geraghty pointed out that preparing a subdivision plat with 10' contours would be less expensive than providing the 5' contour intervals.

Mr. Whipple explained that he would be able to use USGS 20' contour maps and simply draw 10' contour intervals between the 20' contour lines.

Mr. Geraghty explained that providing 10' contour intervals based on the USGS maps would be a very inaccurate way to show the topographic information for the property and he pointed out that if the Board chose to allow Mr. Whipple to show only 10' contour intervals, they should be surveyed contours. Mr. Geraghty pointed out that Mr. Whipple is proposing 12 large building lots for the subdivision and no new roads will need to be constructed on the property. He explained that 10' contour intervals may provide the topographic information that is necessary for the site. There was a general consensus among Board members that 10' contour intervals could be provided on the subdivision plat.

Mr. Whipple then indicated that he didn't feel Item #6 of the submittal requirements would be applicable since he would not be dedicating land to public use in the subdivision. The Planning Board agreed. Mr. Whipple pointed out that he didn't believe Item #8 of the submittal requirements, which requires the location of existing septic systems and wells on adjacent properties to be shown would be applicable.

Mr. Geraghty pointed out that Mr. Whipple's surveyor/engineer could ask adjacent property owners to identify the approximate location of wells and septic on those properties. Mr. Geraghty explained that this item involves the applicant and/or his surveyor/engineer making a best effort attempt to provide the information. He pointed out that the Planning Board does not wish to find out that there are wells or septic systems close to adjacent property lines that may be impacted by the proposed location of wells or septic systems on one of Mr. Whipple's proposed building lots.

Mr. Whipple indicated that he didn't feel Item #10 on the submittal requirements would be applicable since he would not be constructing any streets in the subdivision. The Planning Board agreed. Mr. Whipple stated that he would like a waiver from providing the approximate location of septic systems and wells on each of the new building lots he intends to create in his subdivision.

Mr. Geraghty explained that a waiver cannot be allowed. Mr. Geraghty stated that the percolation and pit test results along with the proposed location of septic systems and wells on the property will be the single most important piece of information Mr. Whipple provides on his subdivision plat. He pointed out that the Planning Board needs to know that each of the proposed lots he is creating can be built on.

Mr. Whipple then asked for a waiver of the requirement to provide a Stormwater Drainage Plan for the site?

Mr. Geraghty indicated that a Stormwater Drainage Plan will have to be provided because the proposed subdivision will involve the physical alteration of more than 1 acre of the property.

Mr. Whipple pointed out that he didn't believe Item #14 of the submittal requirements would be applicable because he would not be constructing any infrastructure in the subdivision. The Planning Board agreed.

There was then a brief discussion concerning the permits that might be required for this subdivision.

Mr. Geraghty pointed out that a Stormwater Management Plan will need to be filed with the NYSDEC, individual residential driveway permits will likely be needed from the NYSDOT and the NYSDOH may have some regulatory involvement with this application.

The Board asked if Mr. Whipple intended to subdivide in order to create residential building lots?

Mr. Whipple indicated that it was his intent to create just residential building lots.

Planning Board Member Marilyn Salvione asked what the current zoning of the property was?

Town Code Enforcement Officer Mike Stewart indicated that the entire property is zoned R-1.

V. AARON SIEG – LOT LINE AMENDMENT ALONG MARINERS ROAD:

A. Background:

Aaron Sieg is proposing a property transaction along Mariners Road with the adjacent property owners Ronald and Shelly Pasquarelli. (Tax Map Parcel Nos. 120.8-4-6.1 and 120.8-4-6.2) Mr. Sieg intends to move the common property line between the parcels approximately 75' along Mariners Road to give the Pasquarelli's 125' of road frontage. The road frontage on his property would then be reduced from 407' to 332'.

DISCUSSION: Mr. Phillips pointed out that the proposed lot line amendment would still leave both parcels with enough acreage to meet the minimum size requirements for the District.

Mr. Geraghty pointed out that the Pasquarelli's property will actually be brought into compliance by providing the additional road frontage.

MOTION: Recognizing that the property transaction between Aaron Sieg and Ronald and Shelly Pasquarelli is not subject to Town's Subdivision Regulations and can be approved as a lot line amendment.

MADE BY: Marilyn Salvione

SECONDED: Gary Mazzairelli

VOTE: 4 in favor, 0 opposed, 1 abstained (Moore)

VI. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:58 p.m.

MADE BY: Marilyn Salvione

SECONDED: John Kessler

VOTE: 5 in favor, 0 opposed