

**TOWN OF MAYFIELD PLANNING BOARD
JUNE 15, 2022
6:00 P.M.
TOWN OF MAYFIELD TOWN HALL**

MEETING NOTES

PRESENT:

**JOHN KESSLER, CHAIRMAN
AARON HOWLAND, VICE CHAIRMAN
JERRY MOORE
RICHARD MILES
JOSHUA WADSWORTH, ALTERNATE
GRANT RAUCH, ALTERNATE**

**DAMON CURLEY, CODE ENFORCEMENT OFFICER
SEAN M. GERAGHTY, CONSULTANT
AARON ENFIELD, SR. PLANNER**

OTHERS PRESENT:

**ROBERT G. JOHNSON
ROB FURLONG
COLLEEN FURLONG
KYLENE MORREALE
JAY CONDE
KALEI WINNEY
LANE WINNEY
JAMIE WINNEY
TRAVIS MITCHELL, P.E.
CHRISTINE GOOSSENS
PETE STEARNS
CATHY STEARNS
CHRISTIAN GARBER
DARRIN ROMEYN, P.E.**

**DOUG SOUCY
MICHELLE KAPLAN
RALPH DISEDERIO (COUNCILMEMBER)
TODD BOICE
KURT QUINN
CAROL JABLONSKI
MICHAEL ANGUS
PAUL BAUM
DOROTHY BAUM
DON HENDERSON
DAWN VUNK
DENNIS VUNK
DAVID JANKOWSKI**

I. CALL MEETING TO ORDER:

The meeting was called to order at 6:01 p.m.

II. APPROVE MINUTES OF ARPIL MEETING:

MOTION: To approve the minutes to the April 20, 2022 meeting.

MADE BY: Aaron Howland

SECONDED: Richard Miles

VOTE: 4 in favor, 0 opposed

III. APPROVE MINUTES OF MAY MEETING:

MOTION: To approve the minutes to the May 18, 2022 meeting.

MADE BY: Jerry Moore

SECONDED: Aaron Howland

VOTE: 4 in favor, 0 opposed

IV. PAUL JOHNSON – PUBLIC HEARING - SITE PLAN FOR SELF-STORAGE UNITS ALONG NYS ROUTE 30 & BLOWERS ROAD:

A. Background:

Paul Johnson owns a piece of property along NYS Route 30 in the Town of Mayfield (Tax Map Parcel No. 120.-1-1.2). The parcel is approximately 1.41 acres in size. Mr. Johnson would like to install three (3) self-storage units on the property that are each 30' x160' in dimension.

B. May 18, 2022 Meeting:

During our May 18, 2022 meeting, the Town of Mayfield Planning Board began reviewing Paul Johnson's Site Plan application for a storage facility at the intersection of Blowers Road and NYS Route 30 in the Town of Mayfield. At that time, the Planning Board asked that the following information be provided on the final Site Plan drawings prior to the public hearing:

1. Finished floor elevation for each of the three (3) units need to be identified on the final drawings.

STATUS: Provided (C-03)

2. Storm Water calculations for the site will need to be provided.

STATUS: Partially Provided

DISCUSSION: Mr. Geraghty indicated that he just received the stormwater calculations from Mr. Romeyn. He indicated that he needed additional time to review those calculations.

Mr. Romeyn stated that if any final changes need to be made to those calculations, he will provide that information.

3. The location, size and design of any signage advertising the business will need to be shown.

STATUS: Provided.

4. The location and design of any new lighting on the property will need to be identified.

STATUS: Provided (C-05)

5. Additional landscaping must be provided along the front property in order to soften the appearance of the facility.

STATUS: Provided (C-03)

6. A clerical error on the contour elevations needed to be addressed.

STATUS: Provided (C-03)

DISCUSSION: The Planning Board had no further questions concerning the revised submittal.

C. State Environmental Quality Review:

During its May 18, 2022 meeting, the Town of Mayfield Planning Board proposed that it serve as the Lead Agency for the purpose of issuing a determination of significance under SEQR for Paul Johnson's Site Plan for Self-Storage Units along NYS Route 30 and Blowers Road. Each Involved Agency was given twenty-five (25) calendar days to respond to the Planning Board's proposal to serve as the Lead Agency or to comment on the proposed action itself. To date, the Planning Board has received the following comment(s):

NYS Department of Environmental Conservation:

In a letter dated June 1, 2022, the New York State Department of Environmental Conservation concurred that the Town of Mayfield Planning Board serve as SEQR Lead Agency for the project. NYSDEC indicated that any disturbance of more than 1 acre will require a SPDES General Permit for Storm Water Discharges from Construction Activities (GP-0-15-002).

MOTION: Declaring the Town of Mayfield Planning Board the Lead Agency for the purpose of issuing a determination of significance for Paul Johnson's Site Plan application for Self-Storage Units along NYS Route 30 and Blowers Road.

MADE BY: John Kessler
SECONDED: Jerry Moore
VOTE: 4 in favor, 0 opposed

MOTION: Authorizing the filing of a negative declaration under SEQR for Paul Johnson's Site Plan application for a storage facility on the corner of NYS Route 30 and Blowers Road since:

1. The applicant has enough acreage to construct three (3) storage buildings on the property.
2. Public utilities are readily available to service the site.
3. There will be no traffic implications resulting from the proposed action.
4. Storage units are being situated on the project site in an effort to avoid any impacts to an adjacent wetland area.

MADE BY: John Kessler
SECONDED: Rich Miles
VOTE: 4 in favor, 0 opposed

D. Public Hearing:

1. The public hearing was opened at 6:02 P.M.
2. Speakers:

Planning Board Member Jerry Moore asked if the signage for the business could be located on Blowers Road instead of NYS Route 30?

Mr. Romeyn stated that he felt his client will want the sign on Route 30 so that individuals in the community will know where the business is. He stated in order to put the signage on Blowers Road, he would have to install it on the side of the units and may need to do additional structural work.

Planning Board Member Rich Miles stated he felt the appearance of the signage would be worse on Blowers Road.

After a brief discussion, Mr. Moore stated that he was comfortable with the signage going on NYS Route 30.

Planning Board Member Aaron Howland expressed some concern with the lack of calculations for the stormwater management detention areas. He pointed out that NYSDOT will not want stormwater exiting the site into the roadside ditches along NYS Route 30.

Mr. Geraghty told Mr. Howland that he will make sure that the Planning Board has accurate stormwater calculations before any work is commenced on the site.

3. The public hearing was closed at 6:05 P.M.

E. Planning Board Action:

In accordance with Article IX, Section 906 of the Town of Mayfield Zoning Regulations, the Planning Board must issue its final decision within sixty-two (62) days from the close of the public hearing.

MOTION: To approve Paul Johnson's Site Plan application for storage units at the intersection of NYS Route 30 and Blowers Road with the stipulation that final stormwater calculations for the site be submitted and approved for the Planning Board's records.

MADE BY: John Kessler

SECONDED: Jerry Moore

VOTE: 4 in favor, 0 opposed

V. **LANE AND KALEI WINNEY – SPECIAL PERMIT FOR RV PARK ALONG NYS ROUTE 30:**

A. Background:

Lane and Kalei Winney are proposing the construction of a Recreational Vehicle Park Campground on approximately 83.4+/- acres of commercially zoned land located along the

north side of State Highway 30 and south of Woods Hollow Road in the Town of Mayfield (Tax Map Parcel Nos. 137.-4-51, 137.-4-52, 137.-4-54.11, 137.-4-55, and 137.-4-056). The purpose will provide a destination recreational vehicle park and campground experience on the Great Sacandaga Lake. The project will include RV lots, Glamping Sites and Tent Sites. Proposed amenities include restroom/shower facilities, playgrounds, picnic pavilions, pool/splashpad, boat rental, dock system, boat slips, canoe launch, and beach access.

B. May 18, 2022 Meeting:

During its May 18, 2022 meeting, the Town of Mayfield Planning Board reconvened a public hearing on Lane and Kalie Winney's Special Permit application for an RV Park along NYS Route 30. Following testimony by several Town residents, the Planning Board determined that the community has been given ample opportunity to comment on the proposed project and therefore the Board decided to close the public hearing.

C. State Environmental Quality Review:

At the conclusion of the May 18, 2022 public hearing, the Town of Mayfield Planning Board decided that given the amount of information that was offered during the public hearing, Board members should be given time to consider the commentary before issuing a determination of significance under SEQR.

The Planning Board subsequently asked the Fulton County Planning Department to begin preparing a Part 2 Environmental Assessment Form for the project for the Board to consider at this evening's meeting.

A draft Part 2 Environmental Assessment Form was prepared by the County Planning Department along with a narrative outlining the findings in each of the environmental categories that are outlined in the form.

DISCUSSION: Mr. Geraghty pointed out that Board members should have each received a copy of the draft Part 2 Environmental Assessment Form along with a narrative outlining potential findings for the project. He asked Board members if they had any comments regarding the preparation of those documents.

Planning Board Member Aaron Howland stated that he didn't feel the applicants should be allowed to have a store on the site since there is some concern that boat traffic could overwhelm the channel near the cartop boat launch. He stated that he felt a store would simply generate more boat traffic, which is something the Planning Board is trying to eliminate.

Mr. Howland indicated that he would like to have the applicants use a ball stop effluent filter on each of the septic systems in order to prevent overflow.

Travis Mitchell, P.E. stated that he would include ball stop effluent filters on all of the septic system designs. Mr. Mitchell pointed out that his clients are not proposing to have a store within the park so he didn't feel that the issue needed to be addressed by the Planning Board.

Mr. Howland stated that he would like to have a provision that prevents construction vehicles from using Woods Hollow Road.

Once again, Mr. Mitchell stated that the applicant would agree to keeping construction vehicles off of Woods Hollow Road.

Lane Winney talked briefly about taking care of the septic systems in his existing RV Park. He pointed out that those systems are upwards of 50 years old and are not designed like the ones that will be designed in this new park.

Planning Board Member Rich Miles stated that, given the fact that the applicants have not shown a store on the Site Plan drawings, he didn't believe the Planning Board had any responsibility to address the issue. He indicated that if the applicants want to add a store to the site at some future date, then they will have to have their Special Permit amended.

Planning Board Chairman John Kessler stated that it may be beneficial to completely eliminate the boat ramp for cartop boats since it may encourage the use of jet skis in the bay. He suggested that campers simply be allowed to carry their cartop boats down to the water and he questioned why a boat launch is needed?

Mr. Mitchell stated that the boat ramp will not be paved and only slight improvements will be made in order to allow boat access.

Planning Board Member Jerry Moore asked if the applicants will have to come back at some future date after receiving approvals from the various other Involved Agencies?

Mr. Geraghty stated that, unless substantial changes are made to the layout of the site, the applicants are not required to come back to the Planning Board. However, Mr. Geraghty pointed out that if the applicants make changes to an approved Special Permit application then those changes require a Special Permit Amendment from the Planning Board.

Mr. Kessler pointed out that several individuals spoke during the public hearing about the need for 6' fencing for the adjacent residential properties. He asked if the applicants would be willing to install 6' fencing in those areas that abut residential uses or other sensitive areas?

Mr. Mitchell stated that the applicants will install 6' fencing in those areas.

Mr. Miles stated that he felt the project is going to need staff that are trained to call the police if necessary or handle any emergency situations. He stated that he wants adjacent property owners in the neighborhood to have the same quality of life.

Mr. Winney indicated that there will be someone on call 24 hours a day, 7 days a week, who will be responsible for security and any emergencies within the Park.

Mr. Geraghty explained that it is now the Planning Board's responsibility to determine if there are any remaining significant adverse environmental impacts that have not been addressed by the applicant or cannot be addressed as part of the Special Permit review.

Planning Board Member Aaron Howland indicated that he felt the applicant has done everything that was asked by the Planning Board.

Mr. Kessler agreed with Mr. Howland and stated that he felt comfortable having the Planning Board authorize the filing of a negative declaration for the project.

Mr. Geraghty asked Mr. Kessler if the negative declaration would be based on the draft findings that were sent to Board members prior to the meeting?

There was a general consensus among all of the Board members that the findings should be the basis for the issuance of any negative declaration.

MOTION: Authorizing the filing of a negative declaration under SEQR for Lane and Kalei Winney's Special Permit application for an RV Park along NYS Route 30 based on the attached findings. (See attached.)_

MADE BY: John Kessler
SECONDED: Aaron Howland
VOTE: 4 in favor, 0 opposed

D. Planning Board Action:

In accordance with Article XI of the Town of Mayfield Zoning Law, the Planning Board has sixty-two (62) days after the completion of the public hearing to approve, disapprove, approve with modification the Application for Special Permit approval.

DISCUSSION: Mr. Geraghty reminded Board members that the Planning Board closed the public hearing last month and has sixty-two (62) days to issue a final decision on the Special Permit application. Mr. Geraghty indicated that if Board members want to take a final look through the drawings and the information that has been submitted by the applicants and come up with a final list of issues to be addressed, then no further action should be taken this evening. However, Mr. Geraghty pointed out that if Board members are comfortable with the reviews that have taken place and feels that all of the Board's issues have been addressed, then final action can be taken this evening.

Planning Board Member Rich Miles stated that he didn't see any reason to table the application at this point in time. He stated that he felt the applicants have agreed to address all of the issues that were brought to their attention by the Planning Board.

MOTION: To approve Lane and Kalei Winney's Special Permit for an RV Park along NYS Route 30 with the following final stipulations:

1. 6' high fencing needs to be installed on all areas adjacent to residential properties and other sensitive areas.
2. A notation should be added to the final drawing indicating that a staff member will be available 24 hours a day, 7 days a week to address any emergency security concerns.
3. No construction vehicle traffic will be allowed on Woods Hollow Road.
4. If allowed by the NYSDEC and/or the NYSDOH, ball stop effluent filters should be used in the design of all septic systems on the project site.

MADE BY: Richard Miles
SECONDED: Jerry Moore
VOTE: 4 in favor, 0 opposed

VI. GEORGE AND CHRISTINE VALLONE – CONCEPT PLAN FOR TOURIST ACCOMMODATIONS ALONG NYS ROUTE 30:

A. Background

George and Christine Vallone are proposing the construction of Tourist Accommodations on a 1.85 +/- acres parcel located along the east side of State Highway 30 in the Town of Mayfield (Tax Map Parcel Nos. 74.9-4-1, 74.9-4-2, 74.9-4-3, and 74.9-4-4). The property is zoned Mixed Use. The applicants are currently under contract to purchase the properties. It is the Applicant's intention to combine the four (4) lots and create one large lot. The applicants will then demolish the five (5) existing cabins and garage that are in disrepair and reconstruct them in new locations on the property in order to meet the current zoning setback requirements for the District. The cabins will be 25' x 48' with a 8' deck facing towards the Great Sacandaga Lake. The existing single-family home on the property is intended to remain.

DISCUSSION:

Mr. Geraghty stated that the applicant is still in a preliminary stage with the Adirondack Park Agency (APA), and that is why the Vallone's application is being treated as a Concept Plan. He also pointed out that there is a provision in SEQR Implementing regulations (617.4(45)) stipulating that any class A or Class B Regional Project of in the Adirondack Park should be classified as a Type I Action.

Christian Garber with MCJ Engineering spoke briefly about the project stating that the applicants are currently under contract with the property owners (Lanzi) to buy the four (4) parcels making up the project site. He indicated that the existing cabins on the properties are in disrepair and not in compliance with the Town's Zoning Law. Mr. Garber stated that the applicants intend to combine the parcels and would like to take down the cabins and reconstruct them elsewhere on the property. Mr. Garber mentioned that the use of the cabins will primarily be for their family members. He stated that the applicants live in New Jersey fulltime, so they will likely rent out the cabins when their family is using them.

Mr. Geraghty stated that because the applicants intend to rent out the cabins, the project is being classified as a "Tourist Accommodation" under the Town's Zoning Law. He noted that there is no reference in the Town's Zoning Law to a "Family Compound" type use, so the Tourist Accommodation classification is a better fit.

Code Enforcement Officer Damon Curley indicated that the applicant approached the Zoning Board of Appeals and was granted an Area Variance to rebuild the cabins in the existing footprints. Mr. Curley explained that this was done in case APA doesn't allow the applicants to change the locations of the cabin footprints.

Mr. Geraghty pointed out that as a result of the applicants going before the ZBA, it is safer for the Planning Board to treat the application as a Concept Plan for the time being.

Mr. Geraghty also pointed out that he believed the APA Land Use classification for the property is Low Intensity which requires 3.2 acres per principal building, making the existing the structures legally nonconforming. He stated that he has seen projects in other communities with structures that have been grandfathered in and removed and at that point, the applicants had to comply with the APA's jurisdiction. Mr. Geraghty raised the concern that this type of APA jurisdictional control may occur with this project.

Chairman Kessler inquired if a separate water and sewer sources will be necessary?

Mr. Curley stated that he didn't believe additional sources will be necessary, but indicated that for three (3) or more cabins, an additional well may be needed unless access to a public water supply is available.

Mr. Kessler stated that he felt a second well will be needed which is not currently shown on the Site Plan. He also asked if the lots need to be combined before the final Site Plan approval?

Mr. Kessler and Mr. Howland then had a conversation regarding the well and sanitary needs for the project.

Mr. Geraghty stated the APA will eventually decide on the sanitary and water requirements for the project. He pointed out that during the eventual SEQR process, other involved agencies will also stipulate design standards that must be addressed. He also stated that he didn't believe a lot line adjustment will be necessary, since the applicant is simple combining the four (4) parcels and not creating new lots.

Mr. Geraghty asked planning board members to weigh in on the overall concept of the project.

Mr. Kessler stated that he thought this was a good project.

Mr. Howland stated that this project is an improvement to the current situation.

Mr. Miles pointed out that the application packet should have a letter from the property owner authorizing MCJ to represent them before the Planning Board.

Mr. Geraghty indicated that he will make sure the applicant gets this documentation.

The Planning Board unanimously endorsed the concept for the project and looked forward to more information in the future.

VII. OTHER BUSINESS:

A. Code Enforcement Update:

Sacandaga Brewing Company

Mr. Curley stated that he will be sending over septic calculations to the Fulton County Planning Director Scott Henze.

Intersection at NYS Route 30 / 155

Mr. Curley mentioned that there has been a lot of speculation about the work at the intersection of NYS Route 30 and County Highway 155 but he has not received an application.

Mr. Moore inquired if DEC fined the property owners?

Mr. Curley stated he was not sure, but heard that the logging operation was shut down as they were near a DEC wetland. He also stated that there was an 8' x 8' shed which the owners did not obtain an asbestos survey for and consequently, they were fined \$6500.

Mr. Howland stated that the property owners were not logging, they were excavating.

Lance Winney Rezone

Mr. Geraghty inquired on the status of the Town of Mayfield's decision on Lance Winney's Resource Hub rezoning request?

Mr. Curley mentioned that the Town Board seemed to be in favor with the exception of Mayfield Town Councilmember Ralph DiSiderio. He also mentioned that the proposal was given to Town Attorney Carm Greco to write up.

Zoning Board of Appeals

Mr. Curley mentioned that George and Christine Vallone have received an Area Variance to rebuild the cabins in the existing footprints for their Tourist Accommodation project at 110 Wagner Road.

Mr. Curley stated that there is an application for a Use Variance on Kunkel Point Road, wherein a portion of the property would be sold to Docs Marina for the sole purpose of boat storage. He also stated that no wells or septic would be constructed on this property.

Paradise Point Road Housing Development

Mr. Moore inquired on the condos at the end of Paradise Point Road?

Mr. Curley stated that three (3) Certificate of Occupancies have been issued and the Homeowners Association (HOA) owns the sewer system, which subsequently has been signed off by the engineer. He indicated that the HOA is responsible for the maintenance of the system as well as the road and retention pond.

AirBnB

Mr. Miles asked for an update on AirBnB administration?

Mr. Curley mentioned that the Town hired Heather Kimbel as an assistant to Code Enforcement.

Mr. Curley stated that AirBnB is exploding. He indicated that while he does not know where all of the properties are located, only two (2) have a permit from the Town. He mentioned that letters will eventually be sent to other property owners who are renting out their homes.

Mr. Howland asked if the AirBnB Zoning Law update included the Planning Board's suggested provisions for septic systems.

Town Council member Ralph DeSiderio mentioned that the Town did keep a majority of the law, including language addressing septic systems. He stated that the proposed changes have been given to Town Attorney Carm Greco. He also mentioned that the law will be approved for next year.

Mr. Curley mentioned that the Town will not be paying Granicus any longer to monitor AirBnB activity in the Town, but will be partnering with the County who also uses the program.

VIII. CLOSE OF THE MEETING:

MOTION: To close the meeting at 6:42 p.m.

MADE BY: Aaron Howland

SECONDED: Rich Miles

VOTE: 4 in favor, 0 opposed

**LANE AND KALEI WINNEY – SPECIAL PERMIT FOR RV PARK ALONG NYS
ROUTE 30**

SEQR PART 2 FINDINGS

As the designated SEQR Lead Agency, the Town of Mayfield Planning Board is responsible for completing Part 2 of the Full Environmental Assessment Form (FEAF) for Lane and Kalei Winney's Special Permit application for an RV Park along NYS Route 30. Based on testimony that was heard during two (2) public hearings and several design changes that have been made to the project, the attached Part 2 FEAF was put together with the following findings:

1. Impact on Land:

The proposed project will not involve construction on any land where the depth to the water table is less than 3 feet, nor will any construction occur on slopes 15% or greater. Based on the layout of the RV Park, the Applicant has attempted to preserve as much of the existing vegetation on the site as possible in order to ensure there are natural buffers between the site and adjacent property owners.

2. Impact on Geological Features:

N/A

3. Impacts on Surface Water:

The project has been designed to avoid any potential impacts to wetlands on the project site and to avoid impacts to the adjacent Kenneyto Creek. The dock system and the car top boat launch area on the Great Sacandaga Lake will be monitored and permitted by the NYS Department of Environmental Conservation (NYSDEC), the Hudson River Black River Regulating District (HRBRD) and the Army Corps of Engineers (ACOE).

4. Impacts on Ground Water:

The NYS Department of Health (NYSDOH) will be responsible for monitoring the water supply source for the project as well as the design of the wastewater system. Based on the capacity of the well and anticipated demand for water, there appears to be more than enough water capacity to service the project. Once more, a hydrogeologic analysis of the site has determined that the proposed well location and the onsite sewage disposal system design will have no impacts on the water sources of surrounding property owners.

Although a notable amount of impervious surface area will be added to the site, the Stormwater Management Plan for the project site will ensure that the post-development stormwater discharge rate from the site does not exceed the peak flows from present-day conditions.

5. Impact on Flooding:

N/A

6. Impacts on Air:

N/A

7. Impact on Plants and Animals:

N/A

8. Impact on Agricultural Resources:

N/A

9. Impact on Aesthetic Resources:

N/A

10. Impact on Historic and Archeological Resources:

N/A

11. Impact on Open Space and Recreation:

N/A

12. Impact on Critical Environmental Areas:

N/A

13. Impact on Transportation:

Given the fact that design changes have now eliminated the access driveway on Woods Hollow Road, there are no longer significant traffic impacts to be considered along that Town road. Both access driveways to the RV Park will be along NYS Route 30, which currently operates at a Level of Service A. While the proposed project will generate a notable number of trips during the weekend peak hours, the magnitude of the increase will not change the Level of Service for NYS Route 30. The NYS Department of Transportation (NYSDOT) will be responsible for approving the location of the site access driveways along NYS Route 30 and will prescribe the mitigation that is required as part of its permitting process.

14. Impact on Energy:

The proposed project will have increased energy demands. However, there are no significant National Grid upgrades that are required in order to service the site.

15. Impact on Noise, Odor, and Light:

In order to reduce any potential noise concerns, one of the project design changes involved the elimination of a proposed amphitheater along the Great Sacandaga Lake shoreline. The Applicant has attempted to maintain as much of the existing vegetation

as possible and has also agreed to provide additional landscaping and fencing in order to provide a noise buffer from adjacent properties.

Based on the illumination analysis that was prepared for the project, there will be negligible light spillage from the project site onto adjacent properties.

16. Impact on Human Health:

N/A

17. Consistency with Community Plans:

The Town of Mayfield Comprehensive Plan outlines the community's desire to have a recreational vehicle park developed on the Great Sacandaga Lake. Likewise, the Town of Mayfield Zoning Law classifies the Applicant's property as a C Commercial site, which allows Recreational Vehicle Parks through a Special Permit process.

18. Consistency with Community Character:

The Town of Mayfield is heavily dependent on the tourism economy. There is presently a shortage of tourist accommodations in the community that will be addressed by this proposed project.