

TOWN OF MAYFIELD COMPREHENSIVE PLAN



ADOPTED: July 18, 2013

RESOLUTION: 121-2013

In 2032, the Town of Mayfield will be a diverse yet community minded population living in a predominantly rural atmosphere and lifestyle complimented by a strong commercial tax base. Resource Hubs will provide residents and visitors with small concentrations of centralized essential services such as grocery, convenience and hardware stores, pharmacy and a bank. Included in at least one of those areas will be access to governmental services, advanced technology and media resources as well as a facility for gatherings and receptions. In addition to the Resource Hubs, an attractive mix of residential and light commercial uses will be located along the major State highways in the Town. Such uses will compliment the rustic, natural, outdoor, open and Adirondack look and feel of the Town.

The Town will feature a low Town property tax rate and a responsible Town government. Affordable housing choices will be available for both senior citizens and young families alike. The Town shall continue to be served by a strong school system educating students for both college and the 21st Century workforce through increased educational technologies and disciplines. Viable agricultural land will continue to enhance the Town's landscape.

A diversified economy will exist that will accommodate and compliment new high-tech businesses providing jobs for local residents. Year-round tourism shall remain a vital and integral component of the Town's economy. Well planned and strategically located areas of commercial development will have significantly expanded the Town's tax base.

The Town will be regionally recognized as a destination stop where people can enjoy year round outdoor recreational opportunities, expanded hiking and snowmobile trails and increased access to the Great Sacandaga Lake. Year round hotel and bed and breakfast facilities will provide attractive visitor accommodations.

The Town's diversified economy, scenic beauty, natural resources, year round outdoor recreational opportunities, affordable housing, low tax rates and educational resources will make Mayfield an attractive place to live in, visit and do business.

INTRODUCTION

In 1999, the Town Board authorized and directed the Town Planning Board to prepare a Town Comprehensive Plan. Between April 2000 and June, 2001 the Planning Board held seven (7) meetings to formulate goals and objectives. Public input was obtained through a public survey conducted by the Planning Board. On June 11, 2001 the Comprehensive Plan was completed.

In January 2011, the Town Board authorized the creation of a Comprehensive Plan Committee to update the Town's Comprehensive Plan.

On August 25, 2011, the Town Board formally appointed the following Committee made up of a Town Board, Planning and Zoning Board representatives and Code Enforcement Officer:

Vince Coletti, Town Board
James Cownie, Zoning Board of Appeals
Robert Phillips, Planning Board Vice Chair
Jack Putman, Zoning Board of Appeals
Marilyn Salvione, Planning Board Chair
David Sammons, Zoning Board of Appeals
Malcolm Simmons, Planning Board
Michael Stewart, Code Enforcement Officer

The Town of Mayfield asked the Fulton County Planning Department to work with the Comprehensive Plan Committee in the preparation of the new Town Comprehensive Plan. The Planning Department staff that assisted included:

James E. Mraz, Director
Scott D. Henze, Planner/GIS

The Committee began work on updating the Comprehensive Plan in the summer of 2011.

The Comprehensive Plan Committee believed that obtaining public input would be important in the development of the Comprehensive Plan. To that end, the Committee conducted a public hearing in November, 2011 to listen and hear what Town residents desired to see in the Comprehensive Plan. The Committee then conducted a survey to gather additional public input. Approximately 180 surveys were completed that provided excellent input to the Committee. The Committee then conducted a meeting with local businessmen and developers to discuss what they felt were the opportunities for and obstacles to growth and development in the Town.

Once a draft Plan was completed, the Committee conducted two (2) public hearings to obtain public input on the Plan. These hearings were held on February 5, 2013 and March 19, 2013. The draft Plan was amended based upon input recieved. On April 2, 2013 the Comprehensive Plan Committee approved the Comprehensive Plan and forwarded it to the Town Board.

The Town Board held its own Public Hearing on the Plan on July 18, 2013. The Town Board adopted the Comprehensive Plan on July 18, 2013.

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TOWN OF MAYFIELD COMPREHENSIVE PLAN

EXECUTIVE SUMMARY

I. VISION STATEMENT:

A Comprehensive Plan is a community's vision of how it wants to look in the future. A community's vision is often expressed in a Vision Statement. The Town of Mayfield's Vision Statement reads as follows:

In 2032, the Town of Mayfield will be a diverse yet community minded population living in a predominantly rural atmosphere and lifestyle complimented by a strong commercial tax base. Resource Hubs will provide residents and visitors with small concentrations of centralized essential services such as grocery, convenience and hardware stores, pharmacy and a bank. Included in at least one of those areas will be access to governmental services, advanced technology and media resources as well as a facility for gatherings and receptions. In addition to the Resource Hubs, an attractive mix of residential and light commercial uses will be located along the major State highways in the Town. Such uses will compliment the rustic, natural, outdoor, open and Adirondack look and feel of the Town.

The Town will feature a low Town property tax rate and a responsible Town government. Affordable housing choices will be available for both senior citizens and young families alike. The Town shall continue to be served by a strong school system educating students for both college and the 21st Century workforce through increased educational technologies and disciplines. Viable agricultural land will continue to enhance the Town's landscape.

A diversified economy will exist that will accommodate and compliment new high-tech businesses providing jobs for local residents. Year-round tourism shall remain a vital and integral component of the Town's economy. Well planned and strategically located areas of commercial development will have significantly expanded the Town's tax base.

The Town will be regionally recognized as a destination stop where people can enjoy year round outdoor recreational opportunities, expanded hiking and snowmobile trails and increased access to the Great Sacandaga Lake. Year round hotel and bed and breakfast facilities will provide attractive visitor accommodations.

The Town's diversified economy, scenic beauty, natural resources, year round outdoor recreational opportunities, affordable housing, low tax rates and educational resources will make Mayfield an attractive place to live in, visit and do business.

II. SUMMARY:

1. Balancing the Need to Grow the Town's Tax Base with Preserving the Town's Rural Character:

Property and sale taxes are the primary source of revenues for local governments in New York State. The cost of operating local governments has risen significantly in recent years due to rapidly rising costs of pensions, health insurance and other cost centers. These rapidly rising costs often translate into higher property tax rates and tax burdens on local property owners. The only way local governments can absorb these cost increases and maintain stable property tax rates is to have its tax base grow. The tax base refers to the total assessed valuations of all taxable properties in a municipality.

In addition, other factors can negatively impact the local government's financial health. For example, Walmart's decision to close its existing retail store in the Town of Johnstown and open a new Supercenter in the City of Gloversville will result in the annual loss of an estimated \$120,000+/- in sales tax revenues to the Town of Mayfield. In order for the Town to make up this \$120,000 loss of sales tax revenues with property taxes, property tax rates would have to increase. In 2013, a \$.01 increase in the Town tax rate generates \$3,000 in property tax revenues. As a result, the Town's tax rate would have to increase by \$.40/\$1,000. If, however, there was new development that created new assessed valuation occurring in the Town, this increase could be less.

A local government's tax base grows in one of two ways:

- 1) New development creates new assessed valuation
- 2) Assessed valuations of existing tax parcels are increased

In order for the Town of Mayfield to maintain the services it provides to residents and retain its low Town tax rate, new development and the creation of new assessed valuation will need to occur in the Town. It is the vision of this Comprehensive Plan that new development should occur and in a way that retains the Town's rural lifestyle and agricultural base. The development of the two (2) Resource Hubs envisioned in the Comprehensive Plan represent one way to have new development occur in the Town but have it concentrated in targeted areas. In addition, the two (2) areas identified in Chapter III for business development represent another way this Comprehensive Plan envisions for the Town to target new development into specific areas. These two (2) initiatives will help achieve the balance between expanding the Town's tax base and preserving the Town's rural character and agricultural base.

2. Resource Hubs:

A. Description:

A key component of the Comprehensive Plan is the development of Resource Hubs. Resource Hubs are defined areas of concentrated development featuring mixed use developments including commercial, retail and high density housing uses. New single and two family housing would not be located in Resource Hubs. However, all existing single and two-family homes can remain. Some of the types of specific development that would be located within Resource Hubs include:

1. Grocery store
2. Convenience store
3. Hardware store
4. Pharmacy

5. Coffee shops/boutiques
6. High density housing
7. Restaurants
8. Bank
9. Retail stores
10. Town Community/Cultural Center
11. Public Restrooms
12. Visitor Information
13. Public Parking
14. Farmer's Market

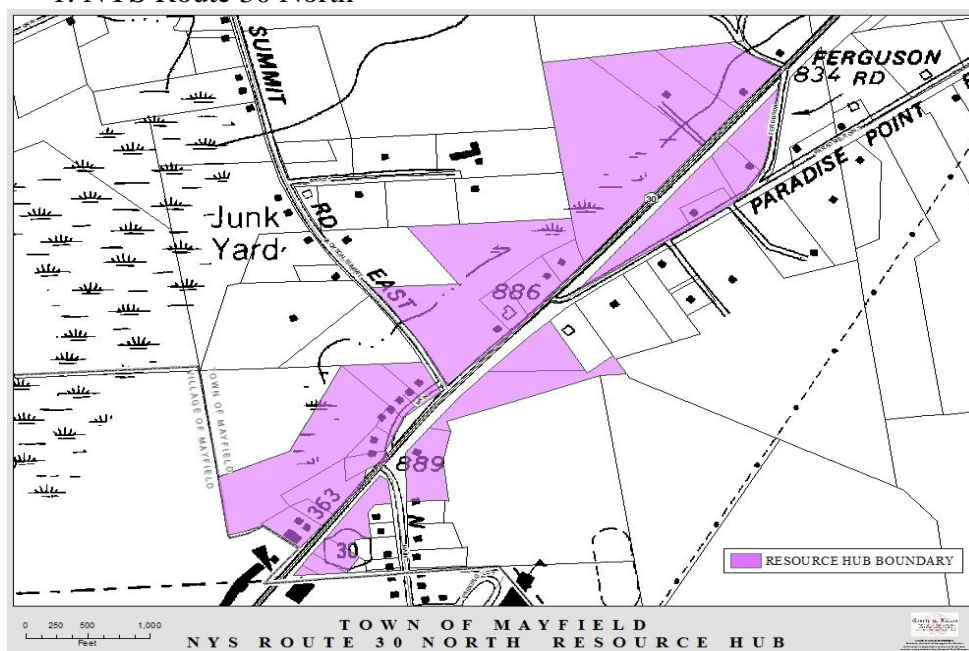
Resource Hubs would be where Town residents could access daily needed items from a local grocery store, pharmacy, financial and other retail and commercial establishments without having to travel long distances. Visitors and tourists could stop to shop, eat and look for information about recreational sites and tourist attractions in the Town. Resource Hubs would include public parking lots, kiosks and interpretive signage to provide visitors/tourists with direction to the various recreational, shopping and tourist attractions in the Town. NYSDOT should be encouraged to install interpretive signage on NYS Routes 29/30/349 to advise motorists of where recreational and tourist sites are located.

A key component to creating a Resource Hub would be for the Town of Mayfield to work with both the Villages of Mayfield and Broadalbin to develop plans to extend both Village's water and sewer lines to the lands proposed to be included in the Resource Hubs. The Town should also consider developing and operating small Town water and sewer collection and treatment systems to serve these Resource Hubs.

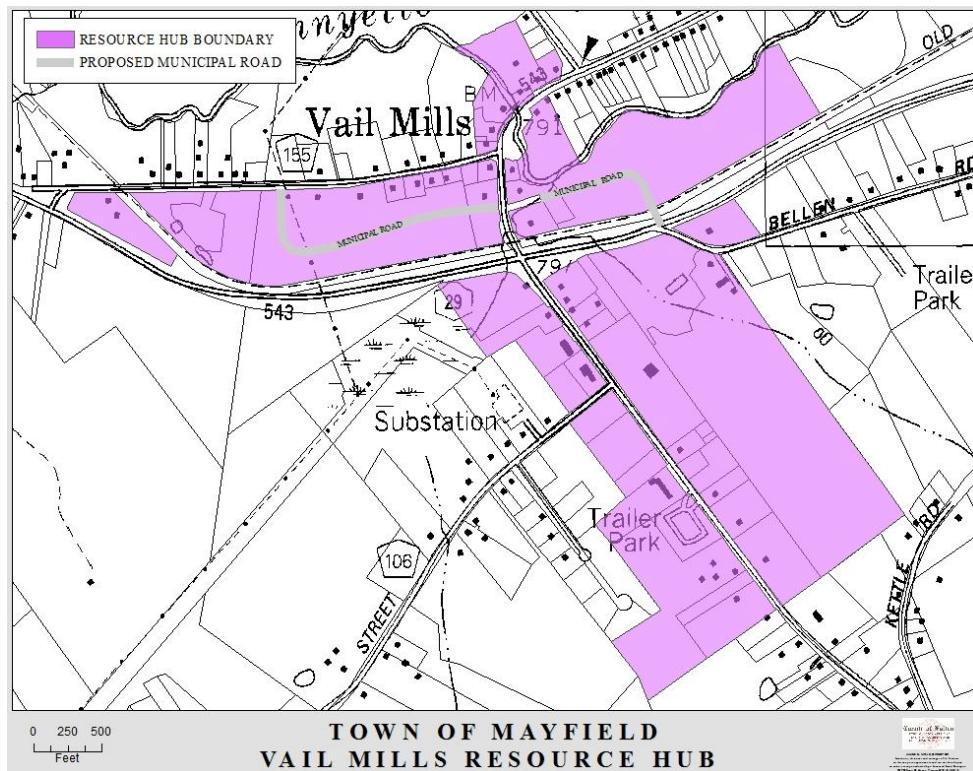
B. Resource Hub Locations:

The Comprehensive Plan envisions two (2) Resource Hubs in the Town:

1. NYS Route 30 North



2. Vail Mills



3. Local Economy and Business Development:

A. Local Economy:

The Town of Mayfield has a tourism-based economy. Presently, there are no major industries in the Town. Two (2) of the larger employers are the Mayfield Central School District and the School House Warehouse.

In 2000, only 442 Town residents worked in the Town while over 2,500 worked outside of the Town of Mayfield.

The Comprehensive Plan envisions that the Town of Mayfield will become a stronger 4-season, tourism-based economy. However, the Plan envisions the Town's economy becoming more diversified with increased commercial and retail development. In order to accomplish this, the Town must coordinate with both the Village of Mayfield and Village of Broadalbin to provide water and sewer services to targeted sites identified for commercial and retail development. The Town must also annually invest in marketing and promoting the Town to new businesses as well as tourists.

B. Business Development:

One of the visions of this Comprehensive Plan is to have more jobs available in the Town for local residents. In order to do so, land in the Town must promote itself for new business development. A key to doing so is making shovel-ready sites available

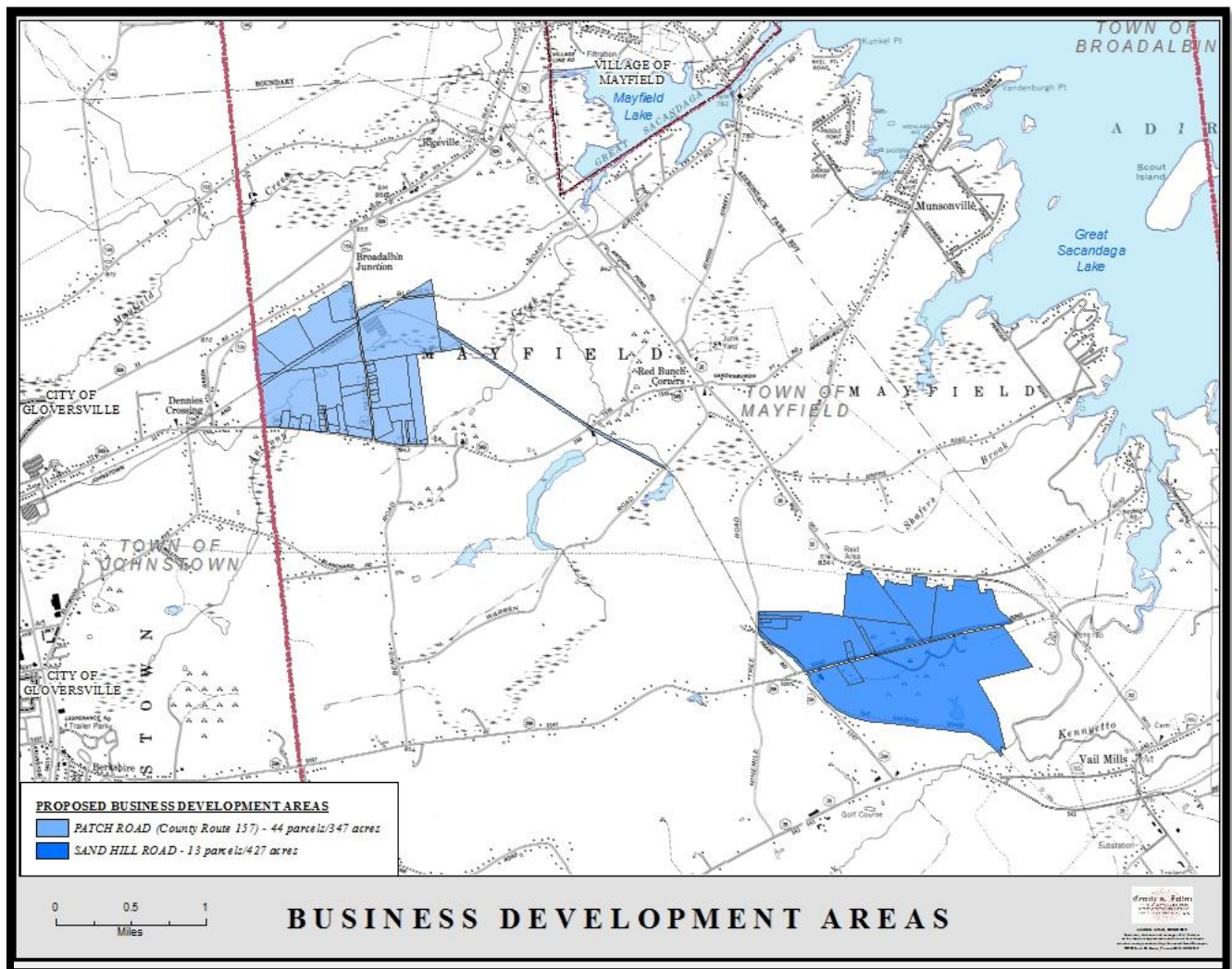
for new businesses to locate in. The Comprehensive Plan envisions two (2) Business Development Areas:

1. Patch Road (County Route 157):

This area of business development is bounded by NYS Route 30A to the north and NYS Route 349 to the south and bisected by County Route 157. The area is centered around the Mayfield Business Center property. There is a lot of vacant land within this area as well as agricultural uses. There are 44 parcels that comprise 347+/- acres of land of which 247+/- acres are either agricultural or vacant.

2. Sand Hill Road:

This area of business development is bounded to the north by NYS Route 30 and to the south by NYS Route 29A, with Sand Hill road bisecting the area. This area is centered around the former Town of Mayfield landfill property. A large sand and gravel mining operation is located on a 217+/- acre parcel to the south of Sand Hill road. There are 13 parcels containing 427+/- acres of land in this area.



4. Recreational Resources:

A. Great Sacandaga Lake:

The Great Sacandaga Lake is the most important recreational resource in the Town of Mayfield. Approximately 25-miles of the Lake's 128-miles of shoreline is located within the Town of Mayfield. The 128-miles of shoreline, however, is NYS Land that is operated and managed by the Hudson River Black River Regulating District (HRBRD). The HRBRD issues access permits to residents and municipalities for the use of the shoreline. Of the approximately 25-miles of Great Sacandaga Lake shoreline in the Town of Mayfield, there is limited public access to the Lake. In 1998, the HRBRD issued the Town a 1,750' public access permit whereby the Town developed its Town Beach.

Given the importance of the Great Sacandaga Lake to the Town of Mayfield's economy, the Comprehensive Plan recommends that the Town pursue more direct public access to the Great Sacandaga Lake.

B. Public Boat Launch:

The Comprehensive Plan recommends that a new public boat launch facility, fishing pier and walking path be developed at the existing Town beach.

C. Tourism:

It is the vision of the Comprehensive Plan for the Town of Mayfield to become a tourist destination stop and the Great Sacandaga Lake is a key to achieving this vision.

The Town of Mayfield currently lacks adequate tourist accommodations. In order for the Town to become a year round tourist destination stop, new accommodations are needed to suit differing vacationing styles. The Comprehensive Plan recommends that the Town encourage the development of both a hotel and a recreational vehicle (RV) park. Both facilities should be directly on or within close proximity to the Great Sacandaga Lake.

D. Trails:

There is significant acreage of New York State owned lands in the Town that are classified as Wild Forest. Recently, a large tract of land was purchased by the Upper Hudson Woodlands ATP from Finch Pruyn Co. Working with the NYS Department of Environmental Conservation, the Upper Hudson Woodlands ATP has proposed that a portion of this land be designated for public recreational trails. The Comprehensive Plan recommends that the Town of Mayfield work with the Upper Hudson Woodlands ATP to ensure that these public recreational trails become reality.

In order for the Town of Mayfield to become a year round tourist destination, additional recreational opportunities are needed during the winter months. At present, snowmobiling is the primary form of winter recreation in the Town. The Comprehensive Plan recommends that the Town of Mayfield improve coordination and cooperation among neighboring municipalities and snowmobile clubs to create additional snowmobile trails throughout the Town. The Comprehensive Plan recommends that an area located between Brower Road and School Street be developed for snowmobile use.

5. Housing:

A. Housing Diversity:

The Town's existing housing stock is not currently diverse enough to meet the future needs of the Town's population. The predominant form of housing is a single-family dwelling unit. Additional apartment buildings, townhouses, condominiums and other types of housing options are needed. The Town's elderly population is increasing which will require different housing options being made available to address this population trend. The Town desires to keep and attract young families to the Town. This will require affordable housing for the younger generation raising a family.

B. Housing Rehabilitation:

A portion of the Town's existing housing stock is aging and in need of improvement. The Comprehensive Plan recommends that the Town apply for housing rehabilitation funds to help property owners address substandard conditions and code violations.

5. Community Facilities:

Community Facilities are an integral component to a community's character and enable communities to function effectively. They include physical facilities, programs and services that collectively strengthen a community's overall quality of life. Community Facilities typically include police and fire protection, ambulance service, health care, school, libraries, mass transit, utility services (gas, electric), communication services (phone, cellular, cable, internet), solid waste disposal, churches and related facilities and programs. The Community Facilities Chapter summarizes the key Community Services currently in the Town of Mayfield.

6. Transportation:

Transportation is a key component of any municipality as it can dictate where specific forms of development are likely to occur based upon traffic patterns and traffic volumes. The Transportation Chapter of the Comprehensive Plan inventories the Town's existing roadways, analyzes traffic counts and patterns, provides a synopsis of how roads are maintained and discusses and identifies several transportation issues based upon capacity and safety.

7. Infrastructure:

The availability of municipal water and wastewater collection and treatment systems can often encourage where development occurs within a community. In the absence of such infrastructure, a community should have a place in plan for how it would provide this infrastructure to those areas of a community it desires to be developed.

The Town of Mayfield does not currently own or operate a water supply or wastewater collection and treatment system. All existing residential and commercial development uses groundwater wells and private septic systems.

The Town is, however, located adjacent to municipal water supply and wastewater collection and treatment facilities owned by the Villages of Mayfield and Broadalbin. The Town should

work with both Villages to obtain their support for extending Village water and sewer services into the Town.

III. COMPREHENSIVE PLAN RECOMMENDATIONS:

In order to achieve the Vision Statement in this Comprehensive Plan, numerous recommendations have been developed. These recommendations have been categorized into three (3) priority levels for the Town to utilize for decision making purposes:

Top Priority - Recommendations that should be considered for implementation upon adoption of the Comprehensive Plan.

Short Term - Recommendations that should be considered for implementation within the next three (3) to five (5) years.

Long Term - Recommendations that should be considered for implementation within the next five (5) to ten (10+) years.

Top Priority

Resource Hubs:

- *The Town of Mayfield should amend the Town's Zoning Map/Ordinance as needed to create these Resource Hubs.*

Recreational Resources:

- *The Town of Mayfield should develop a public boat launch site adjacent to the Town Beach.*
- *The Town of Mayfield should further develop Town Beach to include a walking path and a fishing pier in order to provide more public access to the Great Sacandaga Lake.*
- *A golf course/convention center/hotel project should be considered for the Town of Mayfield.*
- *The Town of Mayfield should work with the Upper Hudson Woodlands ATP to have recreational trails and parking areas created on the approximately 2,000 acres of land the Upper Hudson Woodlands ATP owns in the Town of Mayfield.*
- *The Town of Mayfield should identify a site for an RV Park in close proximity to the Great Sacandaga Lake and promote and market said site.*
- *The Town of Mayfield should improve coordination and cooperation among neighboring local municipalities and snowmobile clubs to improve and create additional access for snow machines and/or responsible ATV use throughout the Town.*
- *The Town of Mayfield should monitor the status of the Access Permits issued annually by the HRBRRD to ensure that they are continued.*
- *The Town of Mayfield should pursue securing additional public access points to the Great Sacandaga Lake.*

Economy & Economic Development:

- *The Town of Mayfield should target specific parcels for commercial and retail development, zone them accordingly and work with the Villages of Mayfield and Broadalbin to provide water and sewer services to these sites.*

Housing:

- *The Town of Mayfield should promote and encourage the development of additional senior housing as well as a diversity of housing types to meet the needs of the increasing elderly populations. These housing types should be affordable, low maintenance and located either within or within easy access to Resource Hubs.*
- *The Town of Mayfield should promote and encourage the development of a diversity of housing types to attract the younger generation. These housing types should be affordable, have the ability to mix residential and commercial types of uses and be within easy access to Resource Hubs.*

Community Facilities:

- *The Town of Mayfield needs to maintain a strong, public school system to meet the needs of its residents. To do so, the following initiatives should be considered:*
 - a. *The Mayfield Central School District should pursue sharing extracurricular activities with neighboring school districts to afford Mayfield students increased opportunities to participate in extracurricular activities.*
 - b. *The Town of Mayfield should work and coordinate with the Mayfield Central School District to allow community access to the School's recreational facilities, library and other resources.*
 - c. *A merger study between the Mayfield, Broadalbin and Northville Central School Districts should be pursued to evaluate whether consolidating these three (3) School Districts would create cost efficiencies and savings, improve educational opportunities and reduce school taxes for Town of Mayfield residents.*

Infrastructure:

- *The Town of Mayfield should work with both the Villages of Mayfield and Broadalbin to develop plans to extend each Village's water and sewer lines out along NYS Route 29/30/30A to lands adjacent to the Villages.*
- *If one or both Villages are willing to extend their water and sewer lines into the Town, the Town of Mayfield should hire an engineering firm to prepare an Engineering Study that would:*
 - a. *Verify the available capacities in the Villages of Mayfield and Broadalbin water and sewer systems.*
 - b. *Identify all properties in the Town situated adjacent to the Villages that could be serviced by the Village's water and sewer systems.*

- c. *Calculate the projected volume of water and wastewater that would be required to service these properties adjacent to each Village.*
 - d. *Estimate the cost of extending each Village's water and sewer lines to service these properties.*
 - e. *Estimate the cost of any improvements/upgrades to each Village's water and sewer systems that may be required to extend each Village's water or sewer lines into the Town.*
 - f. *Evaluate how water and sewer services could extend from each Village to serve adjacent properties located along NYS Route 30/29 and other adjoining roads.*
 - g. *Evaluate the cost of extending water and sewer lines to these areas adjacent to each Village.*
 - h. *Identify what properties should be included in any Town Water and Sewer District.*
- *The Town of Mayfield should pursue the creation of Town Water and Sewer Districts.*
 - *The Town of Mayfield should consider using packaged wastewater systems to provide wastewater collection and treatment services to Resource Hubs and other areas of concentrated development that may need sewer services.*

Short Term

Recreational Resources:

- *The Town of Mayfield should pursue having additional signage placed along NYS Routes 29, 30 and 30A to direct people to the Great Sacandaga Lake.*
- *The Town of Mayfield should either on its own or in conjunction with Fulton County pursue the acquisition of the Rights-of-Way (ROW's) necessary to link the two (2) existing sections of Rail Trail so that there can be a continuous Rail Trail from the Village of Broadalbin to the Village of Fonda.*
- *The Town of Mayfield should annually budget funds to:*
 - a. *Retain the services of a professional grant writer to pursue grant monies in order to promote the recommendations identified in the Comprehensive Plan.*
 - b. *Promote and market the Town.*
 - c. *Contract with the Fulton County Center for Regional Growth (CRG) for marketing services.*

Economy & Economic Development:

- *The Town of Mayfield's economy in 2032 should feature:*
 - a. *A strong tourism-based economy featuring the Great Sacandaga Lake and year round recreational opportunities in the Town.*
 - b. *More jobs available in the Town of Mayfield.*
 - c. *A more diversified economy featuring commercial and retail stores.*
 - d. *A strong agricultural base.*

- *The Town of Mayfield should create two (2) Business Development Areas:*
 - a. *Vacant lands along Patch Road.*
 - b. *Vacant lands along Sand Hill Road.*
- *The Town of Mayfield should consider annually budgeting funds including contracting with the Fulton County Center for Regional Growth (CRG) to implement marketing and promotional activities to attract new businesses, housing developers and tourists to the Town.*
- *The Town of Mayfield should encourage and promote Agriculture by:*
 - 1. *Encourage and promote the creation of a Farmers Market for local farmers to sell their products.*
 - 2. *Encourage and promote Farm-Based Tourism.*
 - 3. *Encourage and promote the development of a Food Hub.*

Housing:

- *The Town of Mayfield should actively pursue grants to fund the development of senior citizen housing.*
- *The Town of Mayfield should apply for State and Federal financial assistance to address substandard housing and blight influencing conditions in the Town's existing housing stock.*
- *The Town should work with the Fulton County Community Heritage Corporation to see if additional senior housing could be made available at Petoff Garden Apartments.*
- *The Town of Mayfield should identify a site or sites for senior housing that are within easy access to the Resource Hubs.*

Transportation:

- *The line of sight for drivers on Lathrop Road at its intersection with NYS Route 30 looking north on NYS Route 30 should be improved by NYSDOT. No parking signage should be installed at all corners of the intersection.*
- *A right and left turn lane on NYS Route 30 heading north at the intersection with NYS Route 30A should be provided by NYSDOT.*
- *A right turn lane on the eastbound lane of NYS Route 349 at its intersection with NYS Route 30 should be provided by NYSDOT.*
- *All new requests for road cuts not subject to Site Plan Review should be carefully reviewed by both the Town Code Enforcement Officer and Town Highway Superintendant to ensure that maximum spacing is provided between road cuts to protect and preserve traffic safety and flow. All road cuts subject to Site Plan Review should be carefully considered by the Town Code Enforcement Officer and the Town Planning Board for the same reasons.*

Long Term

Recreational Resources:

- *The Town of Mayfield should form a joint Town, Village, and School Committee to enhance recreational opportunities on the school property for the Town and Village of Mayfield residents.*
- *The Town of Mayfield should encourage and promote the development of a recreational area to potentially include snowmobile use along the large contiguous tracts of land between Brower Road and School Street.*
- *The Town of Mayfield should develop and enhance a network of hiking and biking trails throughout the Town that connect to existing Rail Trail whenever possible.*

Transportation:

- *A right turn lane should be constructed by NYSDOT on the westbound lane of NYS Route 349 at its intersection with CR 157 (Patch Road). A warning sign/lighting should be installed on the westbound lane of NYS Route 349 warning drivers of the upcoming CR157 intersection. In addition, some form of signage should be installed on CR 157 alerting drivers of the poor line of sight when turning onto NYS Route 349.*
- *An engineering evaluation of the Sand Hill Road/NYS Route 30 intersection should be conducted to identify and assess what could be done to improve traffic safety at this intersection.*
- *A left turn lane on NYS Route 30 heading north at the intersection with NYS Route 349 should be provided by NYSDOT.*
- *The Town of Mayfield should work with the County Highway Department and the NYS Department of Transportation to conduct a comprehensive evaluation of all Town, County and State roads to ensure that the appropriate road signage is in place to properly protect and preserve public and traffic safety.*
- *The Town of Mayfield should consider budgeting monies on a yearly basis to fund the services of a professional Grant writer to pursue grant monies in order to promote the recommendations that have been identified above.*

Community Facilities:

- *The Town of Mayfield should develop a Town Community/Cultural Center. The Center would provide meeting spaces, room for historical records, film and artwork. The artwork should include a rotating display of the Adirondack Artists in Mayfield and surrounding communities. This Community/Cultural Center should be located in a Resource Hub.*

CHAPTER I PUBLIC INPUT

A Comprehensive Plan represents a vision for how a community desires to be. The development of this vision requires the public's input. The citizens of the Town of Mayfield need to have a say in what the future vision is for the Town.

The Comprehensive Plan Committee utilized several techniques to obtain the public's input into the Comprehensive Plan. The Committee held public hearings, conducted a public survey and held a special meeting with local businessmen and developers. All of the public input received was recorded and incorporated into this Chapter of the Comprehensive Plan.

1. NOVEMBER 9, 2011 PUBLIC HEARING:

On November 9, 2011, the Comprehensive Plan Committee held its first public hearing at Town Hall. At that public hearing, four (4) persons spoke. The following input was provided to the Comprehensive Plan Committee:

1. The south end of Town has more access to commercial development, retail development and services.
2. The north end of Town could use more of these services, specifically, a bank or financial institution.
3. The Village of Mayfield should be included within the Town Comprehensive Plan? Cooperation between the Town and Village is very important.
4. The Village currently has water and sewer services as well as sidewalks and maybe the water and sewer could be extended into the Town. The extension of sewer and water infrastructure into the Town should be a serious consideration looked at within the Comprehensive Plan. If sewer and water infrastructure were to be extended within the Town that would bring a greater potential for commercial and retail development.
5. The Town should be more aggressive in seeking grant funding.
6. The Town should develop or designate a group or subcommittee to attend local grant workshops and keep tabs on potential funding sources.
7. There should be more smart growth development.
8. There is a need for some light industrial uses within the Town.
9. Due to the Town's increasing population age, providing senior housing in the Town should be addressed in the Comprehensive Plan. Senior housing should be located to provide walkability and ease of access to commercial, retail and service type businesses.
10. Rather than having tourist dollars move through the Town, tourist dollars should be spent within the Town. During the summer months, there are several large fishing tournaments on the Great Sacandaga Lake. Anglers are unable to find adequate hotel accommodations in the Town. As a result, the anglers travel south and stay at the Holiday Inn and Super 8. When this happens, the Town loses out on tourism dollars spent within the Town. The anglers (roughly 2000) need places to eat and shop while they are in the area. The Town's current lack of hotel accommodations and retail establishments is resulting in a loss of potential tourist revenues.
11. The Committee should review adjacent towns' Comprehensive Plans and Zoning Ordinances to see what adjacent towns are doing with development.
12. There should be a public boat launch near the existing Town Beach.
13. There should be a band shell/park for community events. The Village of Northville has a nice Village park and holds community music during the summer months as well as a Farmers Market.
14. The Town should develop an Economic Development Council.
15. In order to obtain grant funding, the Town should include specific projects within the Comprehensive Plan, like a boat launch located at the Town Beach area. If projects are not included within the Plan, it is difficult to get grants. Projects within the plan acknowledge that the Town as a whole is serious about the project.

2. COMPREHENSIVE PLAN SURVEY:

The Comprehensive Plan Committee also obtained public input by conducting a survey. Committee members prepared a survey consisting of eight (8) questions. In late 2011, the survey was put onto the Town's website for residents to fill out and file electronically. Copies of the survey were also made available to Town residents and at various local businesses. Mayfield School students also completed and submitted surveys as part of a Participation in Government Class. Approximately 180 responses were received.

The following is a summary of the public input received from the Comprehensive Plan Survey:

TOWN OF MAYFIELD **COMPREHENSIVE PLAN SURVEY RESULTS**

QUESTION 1. THINGS LIKED BEST ABOUT THE TOWN

Response	Total	%
Overall location/atmosphere	135	44.0%
Town Government, jurisdiction thereof	42	13.7%
School System	33	10.7%
Existing commercial (Stewarts, Subway, Dunkin Donuts)	32	10.4%
Great Sacandaga Lake	27	8.8%
Recreational Opportunities	22	7.2%
Other public (Fire Dept., Police, Churches, etc)	9	2.9%
Public Safety (sidewalks, road crossings)	4	1.3%
Family and Friends located here	3	1.0%

QUESTION 2. THINGS TO CHANGE IN THE TOWN

Response	Total	%
More commercial/retail services/overall economy	53	23.9%
Traffic/signage	43	19.4%
More social and recreational opportunities	37	16.7%
Blight	32	14.4%
Town Government	21	9.5%
Invest in School System	11	5.0%
Taxes	11	5.0%
Condition of roads	11	5.0%
Expand Water/Sewer Infrastructure	3	1.4%

QUESTION 3. THINGS TO MAKE THE TOWN A BETTER PLACE TO LIVE AND DO BUSINESS

Response	Total	%
More commercial, retail and services and advertising/promoting	76	42.5%
More social recreational opportunities	34	19.0%
Less blight	21	11.7%
Lower taxes	12	6.7%
Transportation	10	5.6%
More Employment Opportunities	7	3.9%
Accommodations (hotel, motel etc.)	5	2.8%
Sr. Citizen needs	5	2.8%
Youth needs	4	2.2%
Town Park/Center	3	1.7%
Water and Sewer Infrastructure	2	1.1%

QUESTION 4. SHOULD THE TOWN OF MAYFIELD PURSUE THESE ECONOMIC DEVELOPMENT OBJECTIVES?

Economic Development Objectives	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Concentrate new development around existing commercial areas (i.e. Intersections of NYS Route 29/30, 30/349, (N&S of Village of Mayfield)	43	83	18	14	12
Develop and implement a marketing strategy to promote the Town of Mayfield to new businesses, housing developers and potential tourists.	46	66	19	14	26
Create new commercial areas within the Town.	34	69	25	16	30
Create a Town Center(s) to serve as focal point of retail and commercial development.	30	58	29	11	42
Create a business park in the Town where new businesses could locate.	26	55	23	13	14
Pursue the extension of existing water and sewer services from Village of Mayfield and Village of Broadalbin into the Town of Mayfield.	26	53	26	12	48
Pursue the development of Town of Mayfield owned and operated water and sewer systems.	27	52	25	10	51
Should the Town spend tax dollars to create shovel-ready sites for new business to locate on.	14	37	51	34	35

QUESTION 5. WHAT IS MISSING FROM THE LOCAL ECONOMY AND HOW SHOULD THE TOWN OF MAYFIELD FILL THIS GAP:

Response	Total	%
Commercial Business and Retail (Convenient Stores, Grocery Stores, Restaurants)	51	31.9%
Recreational Opportunities for Everyone and Every Age, Improve Lake Access	25	15.6%
Employment Opportunities	19	11.9%
Services (Banks, Pharmacy)	16	10.0%
Congregation Plan (Community Center)	8	5.0%
Identify and Market Town	9	5.6%
Adverse Housing (Sr. Housing, Young Adult)	9	5.6%
More Tourism Attractions and Accommodations	8	5.0%
Town Board more active, more cooperation in Government	5	3.1%
Lower Taxes	5	3.1%
Industry/Manufacturing	3	1.8%
Infrastructure (water/sewer)	1	.6%
Public Safety	1	.6%

QUESTION 6. DO YOU BELIEVE THAT THERE IS SUFFICIENT DIVERSITY OF HOUSING TYPES IN THE TOWN OF MAYFIELD?

Yes 102 No 66

If no, please identify, in order of priority, the five (5) types of new housing that should be developed in the Town. 1 is most important and 5 being the least important.

Housing Type	1	2	3	4	5
Senior Housing	38	7	13	7	3
Single-family homes	33	9	11	10	7
Apartments	27	10	17	6	10
Assisted Living Facilities for Seniors	22	13	3	8	8
Townhouses/Condominiums	13	9	13	11	9
Two-Family homes	4	16	8	8	15
Second home/seasonal home development	7	6	4	8	9
Mobile Homes	5	3	2	4	10

NOTE: On some surveys, surveyor did not use numbers to prioritize and only checked a couple of categories. On those surveys, tallied all checked as being priority 1.

QUESTION 7. SHOULD THE TOWN OF MAYFIELD SPEND TAX DOLLARS DEVELOPING THE FOLLOWING COMMUNITY AND RECREATIONAL FACILITIES?

Community Recreational Facilities	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion
Multi-use walking and biking trails	51	67	19	11	18
Improve Town Beach	40	65	24	7	28
Expand and promote snowmobile trails	44	54	26	15	25
More boat access to the Great Sacandaga Lake	42	49	29	15	33
New Youth Center	27	61	28	24	24
New Community Park	34	54	32	13	32
New Senior Center	21	61	34	18	30
Develop all terrain vehicle (atv) trails	40	37	34	25	26
New Community Center	22	55	31	19	35
New Playgrounds not on School property	17	53	45	28	22
New athletic courts and fields not on school property	22	38	44	32	27
New Public Library	19	43	43	35	25
Improve Town Hall	11	46	41	21	44
New Skateboard Park	15	30	38	45	28

QUESTION 8. MOST IMPORTANT COMMUNITY AND RECREATIONAL FACILITIES:

Multi-use walking and biking trails	42
Improve Town Beach	36
More boat access to the Great Sacandaga Lake	34
New Youth Center	33
New Community Park	31
New Senior Center	31
New Community Center	27
Expand and promote snowmobile trails	24
Develop all terrain vehicle (atv) trails	24
New Public Library	17
New Skateboard Park	16
New playgrounds not on School property	14
New athletic courts and fields not on school property	11
Improve Town Hall	4

QUESTION 9. TELL US ABOUT YOURSELF**A. How old are you?**

18 or under	19-35	36-64	65+
49	10	38	76

B. What is your sex?

Male	Female
83	93

C. Where do you live?

Village	Town (Outside of the Village)	Non-Resident property owner
23	144	7

D. How many years have you lived here?

0-10	10-20	20+
32	57	83

E. How do you use your property in Mayfield?

Main Residence	Farm	Business	Second Home	Investment Property	Vacant Land	Senior Low Income Housing
161	5	2	3	2	2	1

3. INPUT FROM LOCAL BUSINESSMEN AND DEVELOPERS:

The Comprehensive Plan Committee wanted to hear from local businesses and developers regarding what areas of the Town they felt had the greatest opportunity for development, what were the keys to promoting and encouraging commercial and retail development, the need for senior housing and what they thought about specific development issues, the need for a hotel and public boat launch in the Town and the importance of municipal water and sewer services.

On May 1, 2012, the Committee invited eight (8) local businesses and developers to sit down with the Committee and engage in an open dialogue regarding the Comprehensive Plan. Four (4) attended the meeting. The following is a summary of the key input provided to the Committee:

1. The availability of municipal water and sewer services is critical to attracting new businesses into the Town.
2. More direct public access to the Great Sacandaga Lake is needed in order to promote the Town and increase commercial development.
3. More direct access off NYS Route 30A is needed to promote commercial development along NYS Route 30A.
4. Tourist accommodations are needed in the Town and should be developed close or within the Village of Mayfield and as close to the Great Sacandaga Lake as possible.
5. New retail, service and commercial businesses will want to be located close to the Village of Mayfield due to the availability of water and sewer and to be near the high population density of the Village.
6. A Town Center/Recreational Center concept that would provide a mix of businesses to include commercial, retail and services and include recreational activities would benefit the Town and should be located close to both the Village of Mayfield and the Great Sacandaga Lake.
7. Industrial development should not be a priority at this time since there are an abundance of sites available in Fulton County at this time.
8. The development of an RV park may have a greater impact on tourism than a hotel if it has access to the Great Sacandaga Lake.
9. Senior housing is needed based upon the Town's aging population and should be located close or within the village of Mayfield to provide easy access to services and businesses in the Village. A Sr. Citizen housing complex would attract additional businesses to the area due to an increased population density.
10. The New York State Department of Transportation (NYSDOT), the Adirondack Park Agency (APA) and the New York State Department of Environmental Conservation (NYSDEC) regulations stagnate growth due to significantly increasing the amount of time it takes to develop property.

4. COMMITTEE PUBLIC HEARINGS:

General Municipal Law required the Comprehensive Plan Committee to conduct a formal public hearing on the draft Comprehensive Plan. The Committee chose to conduct two (2) Public Hearings. Both hearings were conducted before the Plan was formally transmitted to the Town Board for approval. The Comprehensive Plan Committee conducted the first public hearing on February 5, 2013 at 6:30 P.M. at Town Hall. There were 44 members of the general public in attendance of which 17 provided verbal comments. The second Public Hearing was conducted on March 19, 2013 at 6:30 P.M. at Town Hall. There were 37 members of the general public in attendance of which 25 provided verbal comments. The following is a summary of the public input received at these two (2) public hearings:

A. February 5, 2013 Public Hearing:

Speaker #1:

- Plan is confusing.
- I understand what you are doing regarding the Comprehensive Plan and building for the future and that you need to keep the Comprehensive Plan updated.
- The Town Hall will need a significant amount of grant money to do the same outline within the Plan.
- The only agricultural use proposed in the plan is residential agriculture.
- The definition of recreation is limited and does not include agriculture.
- The proposed recreation use does not identify agriculture as an allowed use.
- The Farm Bureau is concerned about what the next step will entail leading to a zoning ordinance and how it will be based upon the Land Use Plan.
- Do not forget about agriculture!
- Do not put permissive use language into zoning.
- There are only five (5) references to residential agriculture in the document.
- The proposed Business Zone does not include agriculture. Agriculture is a business!
- Agricultural use within the business zone to include agricultural businesses.
- If there are changes, or when there are changes are made to the draft Comprehensive Plan, the Committee should hold another public hearing.

Speaker #2:

- Change the color of the map for recreation from blue to agricultural color orange.
- The map is too selective. Why are some being changed and not others?
- Agricultural land needs to be zoned agricultural.
- Why are some changes made to agricultural areas and not others.
- I feel slandered by the document.
- Why is the blue strip of land (Close farm) on the map, change the color from blue (Recreation) to orange(Agriculture).
- The changes being proposed will have financial impacts on the property owners.
- Anything less than being identified as agriculture is motivating a use for something other than Agriculture. It is a slippery-slope. I know how it works.
- There are some good ideas within the plan. I like the identification of bad intersections on NYS roads. However, they are NYS roads. Where is NYS DOT?

Speaker #3:

- The Close Farm was established in the 1850's.
- In 1910, the State decided to build the Great Sacandaga Lake (Reservoir).
- In 1930, the dam was completed and many areas were then flooded to create the Reservoir. New York State took the Close land by eminent domain. The Close family was told that they would never have to buy a beach permit. New York State lied because the Close Farm still has to buy a beach permit.
- In 2000, the Town of Mayfield starting a zoning process. I do understand why the process was started. But now in 2013, my land had been changed to recreational.

- If permissive use is allowed within the Comprehensive Plan, then the ability to farm the land would be dead. I cannot sell my land as a farm.
- When I am gone, I cannot sell my land to anyone else to use as a farm.
- If my land is proposed as recreation, there is no market for farm produce.
- My land should be primarily agriculture with secondary recreational uses.
- The map is too selective.
- No farms, no food.
- We need farmers, do not zone me out.
- All of these changes come down to money.
- The Town is honing in on the lake for tourism.
- I am trying to milk cows.
- The Town is trying to milk the tourists for money.
- Tourism, tourism, tourism.
- I have people stop to view the farm, smell the manure and take pictures.
- The Committee should change my land back to agriculture from recreation.
- Why implement a public boat launch? There are several marinas in the Town of Mayfield. Why compete with them and take money from them?
- The plan identifies an RV park. There is no mention of Sunset Bay Recreational Vehicle Park. The Sunset Bay Recreational Vehicle Park accepts RV's and is looking for business.
- The Plan identifies merging the Northville, Mayfield and Broadalbin-Perth Schools down the road. The Plan also identifies that Mayfield has an aging population and is in need of senior citizen housing. If these schools merge, the Mayfield School should be left empty. The school could then be converted to senior citizen housing and/or a tourism center.

Speaker #4:

- Is it true that the Close property is proposed to be a golf course and conference center? Why is this your vision?
- Why did the paper say that the Close property is proposed to be a hotel and golf course? This may not be Mr. Close's vision.
- I never received the survey.
- When Governor Cuomo came out with the gun law, his approval ratings dropped 12 points. They may not take our guns now but they will take them later. This is the same issue with the Comprehensive Plan.
- It is no good now, so why are you doing it?

Speaker #5:

- I am confused as to how you cannot say that this Land Use Plan is not a zoning map.
- I am a victim from the last zoning ordinance. I built a body shop on my property before the zoning was enacted and currently I have a legal non-conforming use. If my building were to burn down, I would not be able to rebuild without getting the approval of the Town's Zoning Board of Appeals.
- My property was commercial back in the 1970's.
- I went to the Tax Maps and the maps show a residential area but there are commercial uses in them. Even though in a residential area they are still considered commercial. Why am I different?
- What assurance will I have to be able to continue my commercial operation on my property?

Speaker #6:

- The orange on the map is agriculture and you have selectively changed agricultural properties to blue (Recreation).

Speaker #7:

- We own the property along School Street that you have proposed as recreation. This is too selective.
- Why is Ron Schur in the mixed use area and we are not?
- If the land along School Street is proposed as recreation, we cannot develop lots?
- I would like to know whether or not we can build a house in the recreation zone?
- If lots are sold, can they build on them within the recreational zones?
- Providing buildable lots along School Street is what will bring in money.
- Why are you prohibiting growth?
- Recreation areas allow snowmobile use. I do not want snowmobiles going over on my property.
- I do not believe that anyone is going to pay a million dollars for a cross country ski site. Look outside, we do not have snow anymore.
- This is a beautiful site and should remain open.
- I understand the process of the Comprehensive Plan. I was a former Town Board member and am concerned what the next step will be.
- I suggest changing recreation to residential/agricultural/recreation.
- The Town Beach area has room for a boat launch. We looked at that in the last plan.
- I do not believe that a hotel would prosper in the Town, it would be feast or famine and I do not believe anyone would invest in a hotel.
- What exactly is a Mixed Use Area? It needs to be defined.

Speaker #8:

- This is still a draft, correct? Can the recreation area be changed at this point to add other uses in the recreation like residential?
- The Committee needs to add more uses within the descriptions.
- I understand that recreation is important to the Town, but can there be additions to each land use?
- I know that we need more people in the Town to increase the tax base.
- I would like to be able to subdivide my property for residential uses. Can I do this within the Recreational district?
- It is simple. Change the terminology and uses within the descriptions allowing agriculture.
- I recommend that the agricultural properties be left as agricultural but add recreation uses within it. If you were to do that, the next time you would only have one person here, the guy that has the issue with his commercial establishment.
- I would like to see another draft before the Committee votes on the document.
- What is the next step in the process?

Speaker #9:

- Has anyone thought on this Committee what viability is? Has there been any consideration from the Committee how these changes to peoples land will affect them?
- If this Comprehensive Plan is to keep the Town viable, has the Committee thought about how the changes will impact those property owners?
- In 2032, farmers will have to produce 1.5 times the current (production) rate for agricultural products. By 2050, farmers will have to double (2x) their current (production) rate for agricultural products to feed the country.

Speaker #10:

- I have lived here for 25 years. I do not want more people coming from New Jersey and living here. I do not want more people here.
- I feel that the Town of Mayfield is like a big family. I like the current feel of the Town.

Speaker #11:

- It is always easier to pull uses out of agriculture.
- I do not understand the benefit of just being recreational and not allowing agricultural uses on existing agricultural land.

Speaker #12 :

- I did not know about the surveys.
- Based upon the information in the Comprehensive Plan, there are roughly 6300 residents in the Town and only 180 responded to the survey. That is only 3% of the Town. I do not believe that this is a broad enough base.
- Ninety percent (90%) of the responses received on the surveys were from the 65+ age group or high school students. The survey lacks responses from the actual working age group trying to make a living.
- How aggressively were the surveys released?
- I cannot do suburbia, I like the farms around me. When I come back to Mayfield, I am home.
- The word Finch Pruyn is spelled wrong. There is a typo in some of the chapters identifying the Mayfield School as Mayfield Highway School.

Speaker #13:

- I want agriculture to stay in the Town.
- My vision is to still be able to use the farm as we have for generations.
- I go to school for agriculture and would like to continue to work in agriculture.
- I was born and raised on a commercial dairy farm. There is nothing like seeing a sick calf and know that you are the one that is helping it to get better by yourself.
- Farming is in your blood and it becomes part of you.
- I understand that this plan is a vision but agriculture must be in the plan.

Speaker #14:

- This Committee is made up of volunteers that are here faithfully every month and I know this because I am the facility use person for this building.
- This Committee has put in a lot of work on this Comprehensive Plan.
- It is terrific that all of you have come out to make your comments.
- I would like to personally thank all of the committee members for their work.

Speaker #15:

- If I'm not mistaken, farmers are the ones that feed the people.
- Farmers work long days and many of them have outside jobs both husbands and wives.
- I like the food that we grow on the farm and the meat that we get.
- The produce imported from China have chemicals on them. These chemicals have been banned for use in the United States.
- Price Chopper buys produce from countries that use these chemicals banned in the United States.
- We have people that come to the Town of Mayfield just to see our farm.

Speaker #16:

- The Town of Mayfield has a zoning ordinance that works.
- I thought that the Town Board looked for the Comprehensive Plan to be simple a simple update but it looks to me that this is a massive re-write.
- I recommend that the Town Board can the entire document.

Speaker #17:

- If the Committee thinks that a hotel is a good idea, then guarantee a loan for someone who wants to build a hotel.

B. March 19, 2013 Public Hearing:

Speaker #1:

- What is the whole reason for this Comprehensive Plan?
- Will there be a public vote?

Speaker #2:

- I know that the Town Board has the final say whether or not to adopt the Comprehensive Plan. Can the Town Board reject the Plan entirely?

Speaker #3:

- This is the first time that I've heard of the Comprehensive Plan. Have there been copies made available to the public?
- Do the people get to vote on the Comprehensive Plan.

Speaker #4:

- People are just hearing about this now. Who decided that this was a good idea? Were there any letters sent to each landowner? Were there any flyers sent out?

Speaker #5:

- I have been to a lot of meetings and I understand that the next step is for the Plan to go to the Town Board. I understand that the Plan is a vision for the Town. I understand that the next step is to update the Zoning Ordinance based upon this Comprehensive Plan. The original map provided for the last public hearing, my property was recreation. Now, it is Agricultural 2. Agricultural 2 allows agriculture, mixed use and recreation as options. What hits me is the Comprehensive Plan has identified as a top priority that the Town should encourage and promote the development of a golf course, convention center, hotel and commercial development in the area between Paradise Point Road and Lakeside Drive. This is my property. I do not think that it is right for the Town to actively pursue this. It should be my choice to pursue it if I want to. I consider this map a Trojan horse. I think that the existing Ordinance is fine. Why are we changing it? Also, in the Resource Hub area in Riceville, you do not allow 1 or 2-family homes. It states it right in the Plan. What if one of the homes burns down, we can't rebuild it. I would like to provide this petition with 642 signatures on it off the Internet to keep the Close farm a farm.

Speaker #6:

- I would like to thank the officials for all of their hard work. I believe that your efforts are sincere. I consider food and food production a priority and local food production a top priority. I am not a farmer. I believe that the production of local food products must be a number 1 priority. Our current Fulton County local economic development officials view farms as parking lots and I believe that they are short sighted. Why is it that the experts in local economic development only see farmland and wilderness as potential places for parking lots and housing? Their view is that these beautiful places have no inherent worth of their own unless they are big contributors to the tax rolls. Our local economic development

officials are giving our water away to a Japanese firm. Our local economic development corporation staff members took millions of dollars of our money. I believe that we need to be very careful with our local economic development model. I believe we should keep the rural life intact. As a registered nurse, I see the need of fresh, healthy and nutritious food products. We cannot allow our farms and forests to be stolen by the highest bidder. If there are no farms, there is no food. We need our local government to stand with our farmers.

Speaker #7:

- I was here during the last public hearing and I am speaking on behalf of the Fulton County Farm Bureau. The Farm Bureau is happy with the changes that were made from the last public hearing to the draft Comprehensive Plan. The Farm Bureau is happy that the Plan recognizes the importance of agriculture in the community now. If you look at the current Comprehensive Plan and the existing Zoning Ordinance for the Town, they do not really line up with one another and you must be careful of this. This draft Comprehensive Plan, if adopted, must follow the future zoning. I understand that not always everyone is happy. I just want to remind everyone that you need to be careful when the future zoning is created from this Comprehensive Plan to make sure that they match each other. I want to thank the Committee for listening to what the Farm Bureau had to say. But be careful with the future zoning.

Speaker #8:

- I am a resident and neighbor joined by hundreds of civic minded farmers and people to safeguard local control of our economy and economic development planning. I support local needs and am a committed supporter of local regulations. Our local economy and control is being transferred to non-local think tanks and agendas driven by organizations infiltrating our local control. The Towns of Charlton, Duanesburg and Ballston have adopted resolutions rejecting Agenda 21 and the Governor's Cleaner Greener Program. I ask that this Town do the same.

Speaker #9:

- I represent agriculture and the local grange. The local grange defends agriculture. The local grange attends State Grange meetings and National Grange meetings and we defend agriculture and consider it as a top priority. This Comprehensive Plan has riled the local Grange master, the NYS Grange Master and even the National Grange Masters. We need to defend agriculture.

Speaker #10:

- This is the first I've heard of this Plan and I have spoken to a dozen or so people that live along the Riceville Road and nobody else has heard of this process. People along the Riceville Road do not get the Leader Herald. We use the Gazette and we have not seen any articles in the paper about this. Some of us don't have computers to look online at the Town's website. My main concern is that the Plan identifies as a top priority that the Town should amend the Town Zoning Map and Ordinance as needed to create Resource Hubs. I have lived on the Riceville Road since the 1970's and we have water issues. My basement gets flooded all the time. I have looked on the Internet and found that on either side of NYS Route 30 are

wetlands and that we are located in a flood zone. Everyone on Riceville Road has problems with their septic systems. I have had to hire an engineer to identify whether or not I live in a flood zone and that cost money to do so. Many of us along Riceville Road needed special variances so that we could install better leach fields. I cannot understand how there can be commercial businesses in this area if the land cannot support it. I am not sure of the commercial rules for development, but I cannot see it happening in this area. On the other side of Riceville Road opposite of me they have sulfur water.

- I understand why the Riceville Road area is attractive due to access off of NYS Route 30 but I just cannot see the land supporting commercial businesses.

Speaker #11:

- Cars go up and down Riceville Road too fast. The speed limit is 45 mph.

Speaker #12 :

- Maybe it would help if the Committee were to identify how the original Comprehensive Plan was developed. I know that the original committee has sent out multiple surveys directly to the public.

Speaker #13:

- I am concerned about sections of the Plan regarding obtaining grants and if the Town takes money from the State, what are the strings attached with the money?

Speaker #14:

- I understand that Sean Geraghty and Scott Henze are named on the Mohawk Valley Region Sustainability Plan as participating members. I understand that Jim Mraz and Scott Henze are working on this Comprehensive Plan. Reading some of the minutes to the Comprehensive Plan Committee, Jim Mraz stated that Senior Planner Sean Geraghty has been with the Department for 24 years and is currently working with the Town of Mayfield Planning Board. Jim stated that Scott Henze, Planner, has ten (10) years experience and is currently working on the Town of Northampton Zoning Ordinance. How can you say that Sean Geraghty is not working on this Plan?
- I am concerned that Jim Mraz and Scott Henze are steering the Committee and influencing the Committee in a direction that you may not want to go.
- So the Committee did not do a lot prior to Jim Mraz and Scott Henze coming to the meetings.?

Speaker #15:

- I would like to applaud the members of the Committee for creating this strategic plan. I have spent some time to figure out what has been happening. Standing still equals going backwards. I understand the progressive and regressive nature of the cost of government. People need to understand that every commercial property developed more than doubles the amount of tax base of each residential property. As a developer, one of the huge obstacles in developing a piece of property is not knowing what you can do with it and the more options a

developer has, the better. In my opinion, the more options that the property owner has is also an asset to the property owner when they do choose to sell their property. Adding more allowable uses in a zoning district helps both the property owner and the developer. I believe that if the Town is considering a 10-20 year plan, it is very refreshing to know this. There are several Counties and Towns to the south and west of the Town of Mayfield and Fulton County that have no plan in place and really do not know what their future entails. These municipalities are in rougher shape than the Town of Mayfield will be.

The Plan identifies that the Great Sacandaga Lake is its greatest asset for tourism and recreation purposes. I believe, however, there needs to be some discussion within the Comprehensive Plan to not allowing the Great Sacandaga Lake shoreline to become classified as Forever Wild. It is my understanding that the NYSDEC is trying to make the shoreline of the Great Sacandaga Lake Forever Wild. I believe that the Town needs to pay attention to this and continue to fight the unfunded mandates that the State is pushing on local municipalities. As I have said, without having a vision to allow for increased commercial, standing still is going backwards.

The Comprehensive Plan identifies that attracting young families is a benefit and having businesses and industries within the Town in order to attract those young families to have jobs and to live and reside in the Town is essential. It all comes down to the money and I encourage the Town to fight these State mandates based upon them at every opportunity that they can. I would like to thank the Committee for their good work.

Speaker #16:

- I believe one of the main issues is that we are not educated on the Plan. I do not think that the public has been informed enough regarding the Comprehensive Plan. I am concerned that if the Comprehensive Plan is adopted and zoning follows, am I still able to use my property on Riceville Road like it is?
- Can an existing use be expanded under the Zoning Regulations?

Speaker #17:

- Will this Plan ever be passed on to the Mohawk Valley Regional Development Plan? Or will this plan stay as a Town Plan?

Speaker #18:

- The Plan states that within the Resource Hubs no single-family and two-family residences would be allowed. Then it is explained that one and two-family residences can stay, or everyone can sell their properties as businesses. I do not believe that there is enough space right now for new development along the Riceville Road proposed Resource Hub area if you are allowing all of these properties to stay.

Speaker #19:

- I understand that the Town will have to go over the Comprehensive Plan every 5-10 years. What is required when a review of the Comprehensive Plan is done? Can you go over the existing Comprehensive Plan and leave the existing Plan in place and not make any changes?

Speaker #20:

- I don't think that there has been enough public input obtained for this Plan. I also do not believe that the survey that was put out was applicable to everyone. How many surveys were sent out?

Speaker #21:

- When the original Comprehensive Plan was done in 2001, I was the Supervisor and all of the surveys were mailed to taxpayers directly. To let you know, I think that there may have been 100 more surveys that were returned at that time than what has happened now and we mailed them directly to all property owners. You have to understand that direct mailing to every property in the Town does not mean that you are mailing it to actual voters as the taxpayer's is a larger database.

I think that people need to participate more in their community so that they can understand what's going on. At one time, I did not read the legal ads in the newspaper, but I do now faithfully. I attend many of the Town Board meetings to see what's going on, but the majority of the time, the Town Board meetings do not have any members of the public there. I believe that this Plan is increasing everyone's ability to do what you want to do with your properties. I do not think that anyone wants the Close's to leave but I would also want them to have as many opportunities as possible if they do choose to sell and leave. When I was Supervisor, we did spend money on mailing the public survey to every property owner in the Town. It may have been wasted money due to the number that were returned, but it was well spent in my opinion as the Committee could say that we had mailed every property owner the questionnaire directly. Money is tighter now and this Committee could not afford to directly mail the public survey to everyone. I feel for this Committee and that it must be discouraging to get so few responses. The existing Town Board is going to be put in a very difficult position because when Walmart leaves, it's going to impact the Town budget. It is difficult to balance the amount of development in a town and how much preservation. It is everyone's responsibility to be involved with what's going on in the Town. People need to go to Town Board meetings, read the legals and stay involved.

Speaker #22:

- Does anyone have an idea of what revenue will be lost when Walmart leaves? We estimate that when Walmart moves, it is going to cost the Town \$120,000 in revenue. If the Town were to raise your taxes \$.01, we would only obtain \$3,000 and we have a long way to go to make up for the \$120,000 revenue lost when Walmart moves. It's just something that everyone needs to think about and consider.

Speaker #23:

- We are happy with the changes that you made from the earlier public hearing. I'm happy with a greater number of options for our property. I just do not like the statement that the Town should encourage the development of a golf course on my property when I am the property owner. This makes me urinated off. I don't think that the Town should promote it, which should be my decision as a landowner.

Speaker #24:

- I attended the previous public hearing and was very skeptical about the Plan. After that public hearing, I went and met with Mike and spoke to him afterwards at length. After reviewing the changes that were made from the previous draft, I appreciate all of the time that the Committee has taken and the effort that they put into it.

Speaker #25:

- I have recently purchased my property on the Riceville Road. I have just heard about this Ordinance but have not read it yet. Personally, if the Town needs to increase my taxes, I do not have a problem with that as long as I'm not told what I can and cannot do on my property. If I want to have a garage sale on my property I do not want the Town telling me I can't. I just really want to be informed.

6. TOWN BOARD PUBLIC HEARING:

General Municipal Law required the Town Board to conduct a formal public hearing on the draft Comprehensive Plan prior to the adoption of the Plan. The Town Board held its Public Hearing on July 18, 2013. Only one (1) person spoke and offered general comments in support of adopting the Comprehensive Plan.

CHAPTER II RESOURCE HUBS

1. RESOURCE HUB:

A. Description:

A key vision of this Comprehensive Plan is the development of Resource Hubs in the Town. A Resource Hub is a defined area of concentrated, multi-use developments strategically located in the Town. By concentrating new development and tax base into targeted areas, the Town will be better able to maintain the overall rural character of the Town as well as preserve its agricultural base.

Resource Hubs would address a couple of key objectives and needs identified by the public including:

1. The need/desire for more commercial and retail development in the Town.
2. The need/desire for a more diverse housing stock other than single or two family.
3. New development should concentrate around existing commercial areas.
4. New housing for seniors and young adults should be within easy access to daily needs like grocery stores, convenience stores, etc.

Resource Hubs would consist of concentrated areas of mixed use developments featuring commercial, retail and high density housing uses. New single and two-family housing uses would not be permitted. However, any existing single and two-family housing in a Resource Hub can remain. Resource Hubs would include various types of uses including but not limited to:

1. Grocery store
2. Convenience store
3. Hardware store
4. Pharmacy
5. Coffee shops/boutiques
6. High density housing
7. Restaurants
8. Bank
9. Retail stores
10. Town Community/Cultural Center
11. Public Restrooms
12. Visitor Information
13. Public Parking
14. Farmer's Market

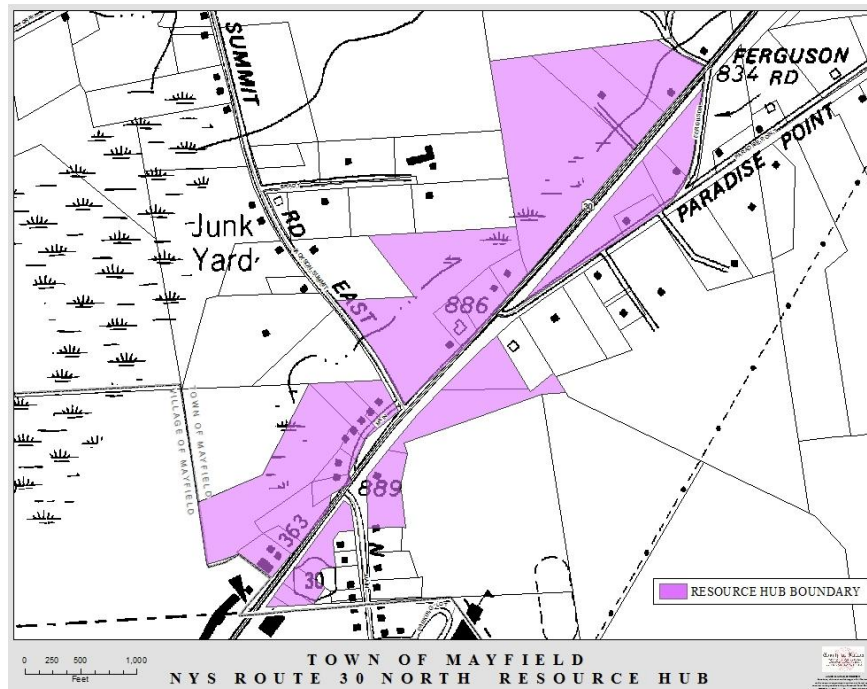
Town residents would access daily items needed from local grocery, pharmacy and financial establishments located in a Resource Hub without having to travel long distances. Visitors and tourists could stop to shop, eat and look for information about recreational sites and tourist attractions in the Town. Resource Hubs would include public parking lots, kiosks and interpretive signage to provide visitors/tourists with direction to the various

recreational, shopping and tourist attractions in the Town. NYSDOT would also be encouraged to install interpretative signage on NYS Routes 29/30/30A/349 to advise motorists of where recreational and tourist sites are located.

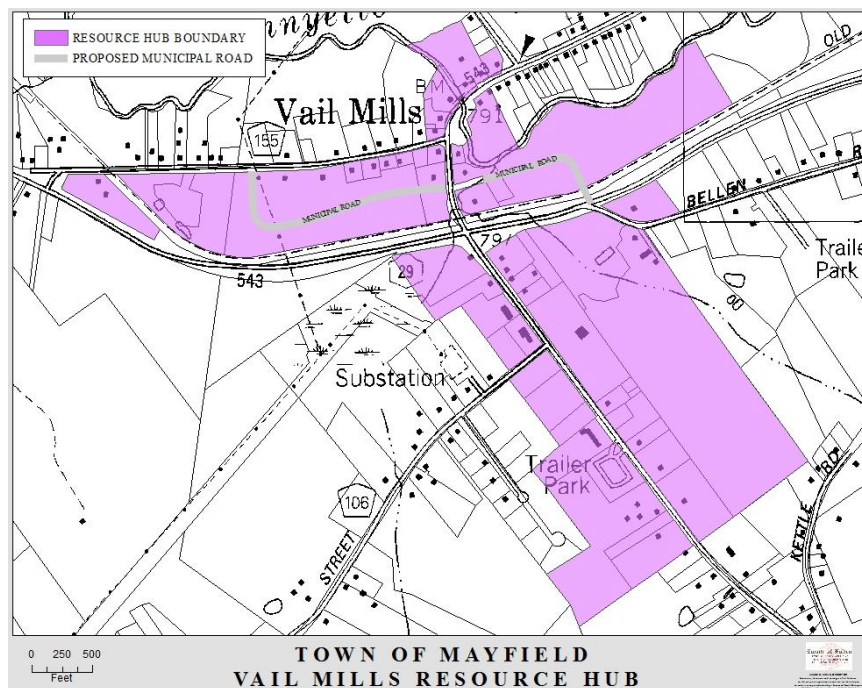
B. Location of Resource Hubs:

The Comprehensive Plan envisions two (2) Resource Hubs in the Town. These two (2) areas have high traffic volumes to support the commercial and retail developments desired in a Hub. They are close enough to the Villages of Mayfield and Broadalbin to allow for the potential of having Village water and sewer services provided to developments in the Hubs. Their location on New York State roads would provide quality and easy access:

1. Resource Hub No. 1 would be located along NYS Route 30 north of the Village of Mayfield. This Resource Hub would contain approximately 79 acres of land on 28 parcels of land. This Hub would physically border the Village of Mayfield. It is the vision of this Plan that the Town work with the Village to have Village water and sewer lines extended out into this Resource Hub.



2. Resource Hub No. 2 would be located in Vails Mills. This Resource Hub would contain approximately 207 acres of land on 53 parcels of land. Properties on both sides of NYS Route 29 and 30 would be included in this Resource Hub. As shown on the next page, it is the vision for this Resource Hub to include a new municipal road that would originate from the intersection of NYS Route 29 and Bellen Road to the newly developed road that provides access into the Fulton County Visitors Center and continue across NYS Route 30 connecting into County Route 155. By constructing this new municipal road, valuable commercial property would be opened up for new development within the Resource Hub. The Comprehensive Plan envisions a new public road running from the NYS Route 30 across from Bellen Road to the public road that exists on the north side of the Fulton County Visitor Center. The Plan also envisions a public road on the west side of NYS Route 30 extending to CR155. The development of this proposed road would create development opportunities in this Resource Hub. It is the vision of this Comprehensive Plan that the Town work with the Village of Broadalbin to have Village water and sewer services extended into this Resource Hub.



The boundaries of the two (2) Resource Hubs must be flexible to accommodate future development.

Additional Resource Hubs could develop over time depending upon new developments that may occur in the Town. If, for example, several new businesses moved into the two (2) areas identified in the Comprehensive Plan for future business development and created hundreds of new jobs, areas in the vicinity of these new businesses could be considered for designation as a Resource Hub.

2. RECOMMENDATIONS:

- A. The Town of Mayfield Town Board should amend the Town's Zoning Ordinance to:**
- 1. Amend the Zoning Map to create a new Zoning District titled Resource Hubs.**
 - 2. Amend the Zoning Regulations to identify the allowable uses in a Resource Hub and density requirements for all allowable uses.**

CHAPTER III

ECONOMY AND ECONOMIC DEVELOPMENT

1. Introduction:

Property and sale taxes are the primary source of revenues for local governments in New York State. The cost of operating local governments has risen significantly in recent years due to rapidly rising costs of pensions, health insurance and other cost centers. These rapidly rising costs often translate into higher property tax rates and tax burdens on local property owners. The only way local governments can absorb these cost increases and maintain stable property tax rates is to have its tax base grow. The tax base refers to the total assessed valuations of all taxable properties in a municipality.

In addition, other factors can negatively impact the local government's financial health. For example, Walmart's decision to close its existing retail store in the Town of Johnstown and open a new Supercenter in the City of Gloversville is projected to result in the annual loss of an estimated \$120,000+/- in sales tax revenues to the Town of Mayfield. In order for the Town to make up this \$120,000 loss of sales tax revenues with property taxes, property tax rates would have to increase. In 2013, the Town's tax rate was \$.46/\$1,000 of assessed valuation. In addition, in 2013, a \$.01 increase in the Town tax rate generated \$3,000 in property tax revenues. As a result, the Town's tax rate would have to increase by \$.40/\$1,000 to make up the loss of this sales tax revenue. This would represent an 87% increase in the Town's tax rate. If, however, there was new development that created new assessed valuation in the Town, this increase could be less.

A local government's tax base grows in one of two ways:

- 1) New development creates new assessed valuation.
- 2) Assessed valuations of existing tax parcels are increased.

In order for the Town of Mayfield to maintain the services it provides to residents and retain its low Town tax rate, new development and the creation of new assessed valuation must occur in the Town. It is the vision of this Comprehensive Plan that new development must occur but in a way that retains the Town's rural lifestyle and agricultural base. The development of the two (2) Resource Hubs envisioned in the Comprehensive Plan represent one way to have new development occur in the Town but have it concentrated in targeted areas. In addition, the two (2) areas identified in Chapter III for business development represent another way this Comprehensive Plan envisions for the Town to target new development into specific areas. These two (2) initiatives will help achieve the balance between expanding the Town's tax base and preserving the Town's rural character and agricultural base.

2. Description of Local Economy:

Like other Fulton County communities, tourism plays an important role to the Town of Mayfield's economy. The Town's major recreational asset is the Great Sacandaga Lake. The Great Sacandaga Lake attracts many tourists into the Town all year round. With the influx of tourists, the Town's population during the summer grows significantly. Tourists include those who move to Mayfield for the summer as well as those who make short-term trips to the Town. These tourists help support the Town's local businesses including marinas, restaurants, retail stores and others.

In 1977, an Economic Analysis Report was prepared for the Town of Mayfield. This Report stated that the largest local individual employer in the Town at that time was Coleco Industries with 360 employees. Unfortunately, Coleco closed many years ago. In 2012, there are a number of businesses still located within the Town, none of which have a number of employees comparable to the 360 Coleco had. The following is a representative list of various employers in the Town in 2012:

1. Mayfield Central School District
2. School House Warehouse
3. Tetra Tech
4. Adirondack Harley Davidson
5. Lexington Community Services
6. Millers Concrete
7. Kucel Contractors
8. Gloves International
9. Curtis Lumber
10. Town of Mayfield
11. Mobil Mart
12. Stewarts
13. NBT Bank
14. Nathan Littauer Hospital Primary Care Clinic
15. Fast Trac
16. Skiffs Dairy
17. Lanzi's on the Lake
18. Holland Meadows Golf Course
19. Kenneyetto Graphics
20. Pearl Meadows Stables
21. Several Marinas



A 1977 Economic Analysis Report prepared for the Town of Mayfield referenced the lack of municipal water and sewer services in the Town as an impediment to the Town's ability to attract new businesses. This impediment still exists in 2012.

The impacts of commercial and industrial business on the local economy can be evaluated by looking at the impacts these businesses have on property valuations in a community. As shown in the following table titled Total Assessed Valuations in Fulton County Municipalities, 66% of all assessed valuation in Fulton County is attributed to residential development, 9.5% is for commercial and 4.5% is industrial. For the Town of Mayfield, 76% of the Town's total assessed valuation is for residential development, 11.8% for commercial and 0.2% for industrial. The 11.8% for commercial development is the second highest percent of all towns behind only the Town of Johnstown at 12.0% and it also exceed the 11.75 total for the City of Gloversville.

TOTAL ASSESSED VALUATIONS IN FULTON COUNTY MUNICIPALITIES

MUNICIPALITIES	TOTAL ASSESSED VALUE	TOTAL RESIDENTIAL ASSESSED VALUATION	%	TOTAL COMMERCIAL ASSESSED VALUATION	%	TOTAL INDUSTRIAL ASSESSED VALUATION	%	TOTAL OTHER ASSESSED VALUATION	%
City of Gloversville	\$ 481,871,501	\$ 292,285,600	60.7%	\$ 56,435,155	11.7%	\$ 22,439,074	4.7%	\$ 110,711,672	23.0%
City of Johnstown	\$ 364,362,805	\$ 139,155,250	38.2%	\$ 57,583,700	15.8%	\$ 88,986,881	24.4%	\$ 78,636,974	21.6%
Total:	\$ 846,234,306	\$ 431,440,850	98.8%	\$ 114,018,855	27.5%	\$ 111,425,955	29.1%	\$ 189,348,646	44.6%
Town of Bleecker	\$ 100,777,607	\$ 73,985,500	73.4%	\$ 654,000	0.6%	\$ 200	0.0%	\$ 26,137,907	25.9%
Town of Broadalbin	\$ 273,630,623	\$ 235,006,628	85.9%	\$ 10,991,078	4.0%	\$ -	0.0%	\$ 27,632,917	10.1%
Town of Caroga	\$ 128,333,123	\$ 97,883,006	76.3%	\$ 5,571,070	4.3%	\$ 53,400	0.0%	\$ 24,825,647	19.3%
Town of Ephratah	\$ 59,539,928	\$ 44,026,029	73.9%	\$ 1,140,743	1.9%	\$ 572,858	1.0%	\$ 13,800,298	23.2%
Town of Johnstown	\$ 337,645,008	\$ 225,295,640	66.7%	\$ 43,668,600	12.9%	\$ 4,527,600	1.3%	\$ 64,153,168	19.0%
Town of Mayfield	\$ 306,915,036	\$ 233,997,906	76.2%	\$ 36,199,250	11.8%	\$ 670,200	0.2%	\$ 36,047,680	11.7%
Town of Northampton	\$ 163,536,797	\$ 141,046,700	86.2%	\$ 7,672,700	4.7%	\$ 1,176,800	0.7%	\$ 13,640,597	8.3%
Town of Oppenheim	\$ 53,869,569	\$ 31,158,881	57.8%	\$ 596,800	1.1%	\$ -	0.0%	\$ 22,113,888	41.1%
Town of Perth	\$ 131,863,529	\$ 93,672,189	71.0%	\$ 14,620,900	11.1%	\$ -	0.0%	\$ 23,570,440	17.9%
Town of Stratford	\$ 60,350,568	\$ 34,087,555	56.5%	\$ 462,200	0.8%	\$ -	0.0%	\$ 25,800,813	42.8%
Total:	\$ 1,616,461,788	\$ 1,210,160,034	724.1%	\$ 121,577,341	53.3%	\$ 7,001,058	3.3%	\$ 277,723,355	219.3%
Village of Broadalbin	\$ 99,174,037	\$ 7,133,850	7.2%	\$ 7,133,850	7.2%	\$ 596,000	0.6%	\$ 44,599,087	45.0%
Village of Dolgeville	\$ 2,709,772	\$ 2,256,850	83.3%	\$ 328,200	12.1%	\$ -	0.0%	\$ 124,722	4.6%
Village of Mayfield	\$ 36,601,346	\$ 23,108,800	63.1%	\$ 3,793,900	10.4%	\$ 8,700	0.0%	\$ 9,689,946	26.5%
Village of Northville	\$ 66,013,272	\$ 46,709,522	70.8%	\$ 7,223,750	10.9%	\$ 66,800	0.1%	\$ 12,013,200	18.2%
Total:	\$ 204,498,427	\$ 79,209,022	224.4%	\$ 18,479,700	40.6%	\$ 671,500	0.7%	\$ 66,426,955	94.2%
Fulton County	\$ 2,667,194,521	\$ 1,760,521,156	66.0%	\$ 254,075,896	9.5%	\$ 119,098,513	4.5%	\$ 533,498,956	20.0%

PROPERTY VALUATONS IN FULTON COUNTY MUNICIPALITIES

MUNICIPALITY	GENERAL LAND USE															
	RESIDENTIAL				COMMERCIAL				INDUSTRIAL				ALL OTHER			
	# of Properties	% of total # of Properties	Total Assessed Value	Median Value	# of Properties	% of total # of Properties	Total Assessed Value	Median Value	# of Properties	% of total # of Properties	Total Assessed Value	Median Value	# of Properties	% of total # of Properties	Total Assessed Value	Median Value
City of Gloversville	4,590	78%	\$ 292,285,600	63,679	569	10%	\$ 56,435,155	\$ 99,183	95	1.6%	\$ 22,439,074	\$ 236,201	641	11%	\$ 110,711,672	\$ 172,707
City of Johnstown	2,633	72%	\$ 139,155,250	52,850	334	9%	\$ 57,583,700	\$ 172,406	115	3.1%	\$ 88,986,881	\$ 773,798	591	16%	\$ 78,636,974	\$ 133,057
Total:	7,223	75%	\$ 431,440,850	116,529	903	9%	\$ 114,018,855	\$ 271,589	210	2.2%	\$ 111,425,955	\$ 1,009,999	1,232	13%	\$ 189,348,646	\$ 305,764
Town of Bleeker	480	48%	\$ 73,985,500	154,136	7	1%	\$ 654,000	\$ 93,429	1	0.1%	\$ 200	\$ 200	506	51%	\$ 26,137,907	\$ 51,656
Town of Broadalbin	1,740	69%	\$ 235,006,628	135,061	43	2%	\$ 10,991,078	\$ 255,606	-	0.0%	\$ -	\$ -	731	29%	\$ 27,632,917	\$ 37,802
Town of Caroga	1,612	56%	\$ 97,883,006	60,721	64	2%	\$ 5,571,070	\$ 87,048	3	0.1%	\$ 53,400	\$ 17,800	1,196	42%	\$ 24,825,647	\$ 20,757
Town of Ephratah	705	55%	\$ 44,026,029	62,448	17	1%	\$ 1,140,743	\$ 67,103	4	0.3%	\$ 572,858	\$ 143,215	557	43%	\$ 13,800,298	\$ 24,776
Town of Johnstown	2,655	62%	\$ 225,295,640	84,857	134	3%	\$ 43,668,600	\$ 325,885	11	0.3%	\$ 4,527,600	\$ 411,600	1,485	35%	\$ 64,153,168	\$ 43,201
Town of Mayfield	2,383	67%	\$ 233,997,906	98,194	125	4%	\$ 36,199,250	\$ 289,594	8	0.2%	\$ 670,200	\$ 83,775	1,022	29%	\$ 36,047,680	\$ 35,271
Town of Northampton	1,179	63%	\$ 141,046,700	119,632	48	3%	\$ 7,672,700	\$ 159,848	4	0.2%	\$ 1,176,800	\$ 294,200	636	34%	\$ 13,640,597	\$ 21,447
Town of Oppenheim	709	48%	\$ 31,158,881	43,948	13	1%	\$ 596,800	\$ 45,908	-	0.0%	\$ -	\$ -	741	51%	\$ 22,113,888	\$ 29,843
Town of Perth	1,097	64%	\$ 93,672,189	85,389	85	5%	\$ 14,620,900	\$ 172,011	-	0.0%	\$ -	\$ -	533	31%	\$ 23,570,440	\$ 44,222
Town of Stratford	551	48%	\$ 34,087,555	61,865	7	1%	\$ 462,200	\$ 66,029	-	0.0%	\$ -	\$ -	589	51%	\$ 25,800,813	\$ 438,804
Total:	13,111	60%	\$ 1,210,160,034	906,251	543	3%	\$ 121,577,341	\$ 1,562,461	31	0.1%	\$ 7,001,058	\$ 950,790	7,996	37%	\$ 277,723,355	\$ 747,779
Village of Broadalbin	469	69%	\$ 46,845,100	99,883	47	7%	\$ 7,133,850	\$ 151,784	2	0.3%	\$ 596,000	\$ 298,000	159	23%	\$ 44,599,087	\$ 280,497
Village of Dolgeville	45	62%	\$ 2,256,850	50,152	4	5%	\$ 328,200	\$ 82,050	-	0.0%	\$ -	\$ -	24	33%	\$ 124,722	\$ 5,197
Village of Mayfield	306	67%	\$ 23,108,800	75,518	27	6%	\$ 3,793,900	\$ 140,514	1	0.2%	\$ 8,700	\$ 8,700	120	26%	\$ 9,689,946	\$ 80,750
Village of Northville	456	70%	\$ 46,709,522	102,433	64	10%	\$ 7,223,750	\$ 112,871	1	0.2%	\$ 66,800	\$ 66,800	131	20%	\$ 12,013,200	\$ 91,704
Total:	1,276	69%	\$ 118,920,272	327,986	142	8%	\$ 18,479,700	\$ 487,219	4	0.2%	\$ 671,500	\$ 373,500	434	23%	\$ 66,426,955	\$ 458,148
Fulton County	21,610		\$ 1,760,521,156	81,468	1,588	5%	\$ 254,075,896	\$ 159,997	245	0.7%	\$ 119,098,513	\$ 486,116	9,662	29%	\$ 533,498,956	\$ 55,216

As shown on the table titled Property Valuations in Fulton County Municipalities, there are 125 properties classified as commercial in the Town. Each of these commercial properties has an average assessed valuation of approximately \$290,000. In comparison, the average assessed valuation of the 2,383 residential properties in the Town is approximately \$98,000.

This data indicates that, in comparison to other communities in Fulton County, commercial development in the Town is a key contribution to the Town's tax base.

3. Workforce:

The 2000 Census showed that the Town's workforce totaled 3,116. This was an increase of 717 over the 1980 total of 2,399.

As shown in the following table, the 2000 Census showed that 66% of the Town's workforce worked in Fulton County. In comparison, in 1980, 79% of the Town of Mayfield's workforce worked in Fulton County.

**% OF TOWN OF MAYFIELD'S WORKFORCE
WORKING IN FULTON COUNTY
(1980 AND 2000)**

MUNICIPALITY	1980	2000
Johnstown	79%	79%
City of Gloversville	88%	78%
City of Johnstown	86%	74%
Caroga	93%	71%
Bleecker	81%	70%
Northampton	80%	67%
Mayfield	79%	66%
Ephratah	67%	54%
Stratford	23%	39%
Oppenheim	22%	39%
Broadalbin	51%	37%
Perth	30%	29%

The following table identifies the type of employment sectors or industry group's that Town of Mayfield residents work within. The 2000 Census showed the most Town residents worked in the educational, health and social services group. In 2000, over 25% of the Town's workforce was employed in this industry group. This was an increase of 449 or 126% from 1980. The industry group having the second largest number of Town residents working in was manufacturing. In 2000, 568 Town residents were employed in manufacturing down 415 or 42% since 1980. This decline was largely attributed to the closing of the former Coleco plant in the 1980's.

**EMPLOYED PERSONS PER INDUSTRY GROUP
(1980 AND 2000)**

INDUSTRY GROUP	1980		2000		CHANGE
	#	%	#	%	
Educational, health & social services	355	14.8	804	25.8	449
Manufacturing	983	41	568	18.2	-415
Retail Trade	399	16.6	427	13.7	28
Construction	93	3.9	220	7.0	127
Arts, entertainment, recreation, accommodation and food services	58	2.4	184	5.9	126
Professional, scientific, management, administrative & waste management	58	2.4	163	5.2	105
Wholesale Trade	73	3	143	4.6	70
Public administration	61	2.5	141	4.5	80
Other services (except public administration)	36	1.5	138	4.4	102
Finance, insurance, real estate, rental & leasing	70	2.9	117	3.6	47
Agriculture, forestry, fishing and hunting, mining	77	3.2	84	2.7	7
Transportation & warehousing, utilities	78	3.3	71	2.3	-7
Information	58	2.4	56	1.8	-2
Total Employed	2,399	100%	3,116	100%	717

Village figures are included in Town totals.

4. Commutation Patterns:

The 2000 Census showed that the mean travel time for all Town of Mayfield residents in the workforce to get to work was 24 minutes. As shown in the following table, the 2000 Census showed that sixty-six percent (66%) of the Town's workforce worked in Fulton County and 34% worked outside of the County. In comparison, the overall average of all the ten (10) towns in Fulton County, in 2000, was that 57% of all workers worked within Fulton County and 43% worked outside the County.

**COMMUTATION PATTERNS
IN
FULTON COUNTY MUNICIPALITIES**

PLACE OF WORK: 2000							
Municipality	Total Workers	Work in Fulton County	%	Work Outside Fulton County	%	Work Outside New York State	%
City of Gloversville	6,292	4,929	78%	1,346	21%	17	0%
City of Johnstown	3,724	2,772	74%	947	25%	5	0%
Total Cities:	10,016	7,701	77%	2,293	23%	22	0%
Town of Bleeker	262	183	70%	74	28%	5	2%
Town of Broadalbin	2,401	889	37%	1,497	62%	15	1%
Town of Caroga	628	446	71%	182	29%	0	0%
Town of Ephratah	727	392	54%	325	45%	10	1%
Town of Johnstown	2,898	2,280	79%	587	20%	31	1%
Town of Mayfield	3,060	2,020	66%	1,009	34%	31	1%
Town of Northampton	1,189	796	67%	381	32%	12	1%
Town of Oppenheim	792	306	39%	482	61%	4	1%
Town of Perth	1,552	445	29%	1,107	71%	0	0%
Town of Stratford	238	92	39%	139	58%	7	3%
Total Towns:	13,747	7,849	57%	5,783	43%	115	1%
Total County:	23,763	15,550	65%	8,076	34%	137	1%



The 2000 Census showed that of the 2020 Town of Mayfield residents that worked in Fulton County, 442 or 14.6% actually worked within the Town of Mayfield.

The following table shows what municipalities Town of Mayfield residents worked in 2000. As shown in this table, 2,020 Town residents worked within Fulton County and 1,009 worked outside of Fulton County. The City of Amsterdam was the municipality located outside of Fulton County where the greatest number of Town of Mayfield residents worked in 2000.

MUNICIPLAITIES WHERE TOWN OF MAYFIELD RESIDENTS WORKED WITHIN NEW YORK STATE 2000

Fulton County	#	%
City of Gloversville	608	20.1
City of Johnstown	491	16.2
Town of Mayfield	442	14.6
Town of Johnstown	309	10.2
Town of Northampton	74	2.4
Town of Perth	44	1.4
Town of Broadalbin	25	0.8
Town of Oppenheim	17	0.5
Town of Caroga	10	0.3
Total County:	2,020	66.5
Montgomery County	#	%
City of Amsterdam	215	7.1
Town of Amsterdam	167	5.5
Town of Mohawk	53	1.8
Town of Glen	18	0.6
Town of Canajoharie	7	0.2
Total County:	460	14.2
Schenectady County	#	%
City of Schenectady	91	3.0
Town of Glenville	74	2.4
Town of Niskayuna	51	1.7
Town of Rotterdam	30	1.0
Total County:	246	8.1
Albany County		
City of Albany	84	2.7
Town of Colonie	30	1
Town of Guilderland	14	0.5
City of Watervliet	8	0.3
Town of New Scotland	6	.2
Total County:	142	4.7
Saratoga County		
City of Saratoga	29	0.9
Town of Clifton Park	17	0.5
Town of Milton	16	0.5
Town of Ballston Spa	9	0.3
Towns of Wilton, Saratoga, Charlton	21	0.6
Towns of Galway & Malta	2	0.1
Total County:	94	2.9
All Other Counties:		
Columbia	14	0.5
Hamilton	10	0.3
New York	10	0.3
Chenango	9	0.3
St. Lawrence	9	0.3
Warren	8	0.3
Oneida	6	0.2
Herkimer	1	--
Total Other Counties:	67	2.2
Total in NYS	3,029	100

5. Impact of Commercial/Residential Development on the Total Assessed Valuation of Land in the Town of Mayfield:

67.3% of all properties within the Town are classified as residential and contribute to 79.4% of the total Town assessed property valuation. In comparison, commercial properties represent only 3.4% of all properties within the Town and contribute 8.5% of total Town assessed property valuation. Based upon the median value of each property class, commercial properties are 210% higher in value than residential.

PROPERTY VALUATION

PROPERTY CLASS	# of Properties	% of Total # of Properties	Total Assessed Value	% of Total Assessed Value	Median Value
Residential	2,422	67.3%	\$248,389,906	79.4%	\$102,555
Commercial	123	3.4%	\$26,577,050	8.5%	\$216,073

Based upon 2011 Assessor Code Data

6. Economic Development in the Town of Mayfield:

Economic development refers to the sustained actions of policy makers or a community to promote the standard of living and economic health of an area.

Economic development activities in Fulton County are currently handled by the Fulton County Center for Regional Growth. This countywide economic development agency provides economic development services throughout Fulton County. Municipalities can contract directly with the Center for Regional Growth to provide certain economic development services in their municipalities. The Town of Mayfield does not currently contract with the Center for Regional Growth for economic development services.

In order for the Town to achieve its vision for a future economy, the Comprehensive Plan recommends that the Town annually invest funds into promoting economic development activities within the Town.

7. Sites for Business Development:

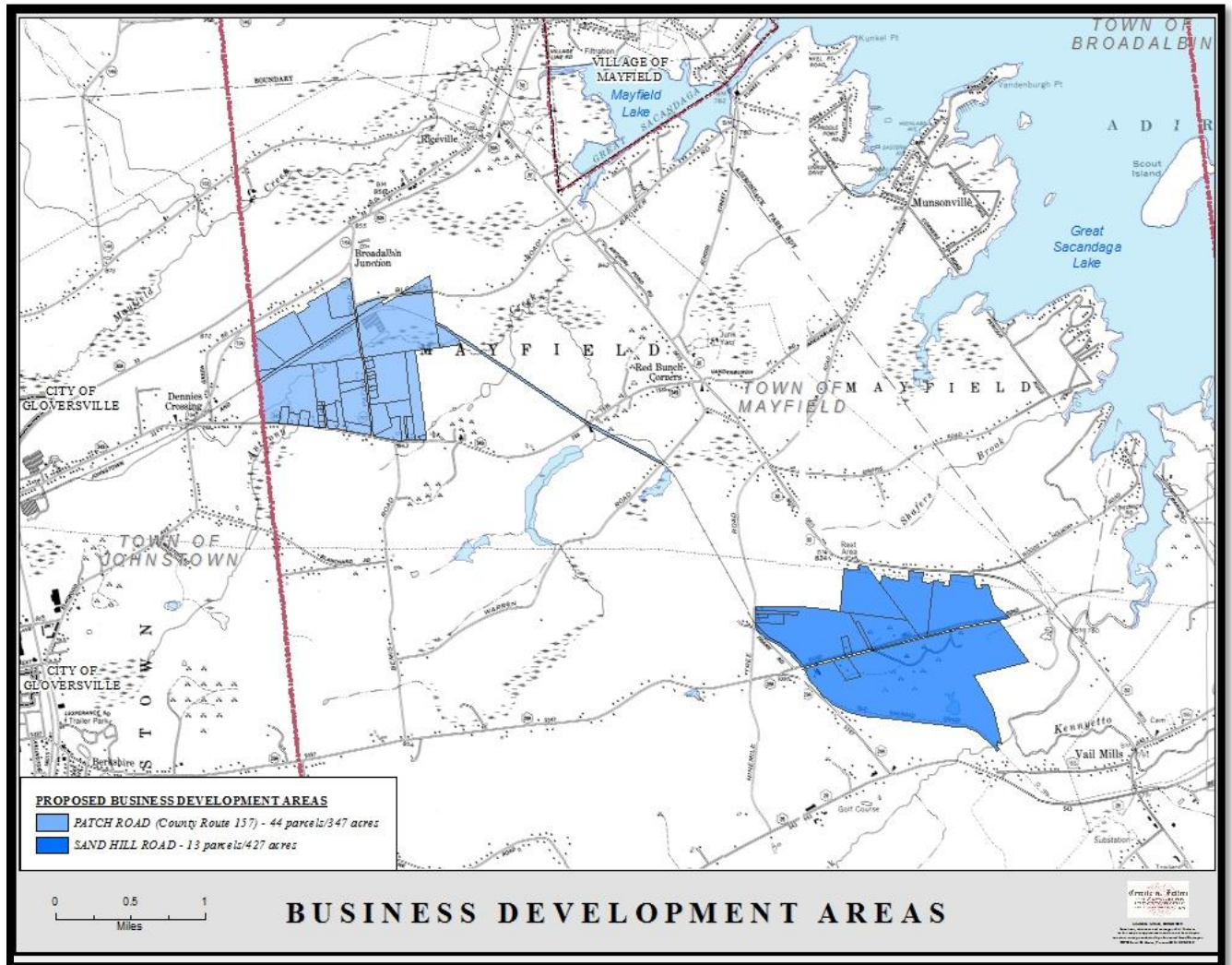
Another vision of this Comprehensive Plan is to have more jobs available in the Town for local residents. In order to do so, land in the Town must promote itself for new business development. This requires having shovel-ready sites available for new businesses to locate in. The Comprehensive Plan envisions two (2) areas of the Town targeted for business development:

1. Vacant lands along Patch Road (County Route 157):

This area of business development is bounded by NYS Route 30A to the north and NYS Route 349 to the south and bisected by County Route 157. The area is centered around the Mayfield Business Center property. There is a lot of vacant land within this area as well as agricultural uses. There are 44 parcels that comprise 347+/- acres of land of which 247+/- acres are either agricultural or vacant.

2. Vacant lands along Sand Hill Road.:

This area of business development is bounded to the north by NYS Route 30 and to the south by both NYS Route 29 and 29A, with Sand Hill road bisecting the area. This area is centered around the former Town of Mayfield landfill property. A large sand and gravel mining operation is located on a 217+/- acre parcel to the south of Sand Hill road. There are 13 parcels containing 427+/- acres of land.



By targeting new business developed into targeted areas, the Town will be able to balance the need and desire to have more jobs available within the Town with the goal of preserving the Town's rural character.

8. **Agriculture:**

Historically, agriculture has been an important component to the Town's economy. Agriculture not only plays an important role in the local economy, it enhances the rural atmosphere of the Town. Its importance, however, has diminished in recent years. Years ago, there were upward of twenty (20) farms operating in the Town. Most were dairy farms. Unfortunately, many of these farm operations no longer exist. Some of the reasons farms closed include the short growing seasons and soil types in the Town which make it difficult to grow the quantity of foodstuff required to support today's larger dairy farms. In addition, the loss of local feed and equipment suppliers and veterinarians also attributed to the loss of the dairy farms from the Town. At present, only four (4) full time farm operations remain in the Town of Mayfield.

Some of the agricultural products produced on farms in the Town of Mayfield today are as follows:

- Dairy
- Livestock (Nondairy, Sheep, Goats, Horses)
- Vegetable Crops
- Grains (Corn & small grains)
- Hay/Silage
- Fruit (Apples)
- Christmas Tree
- Honey
- Maple Syrup
- Lumber

Today, throughout New York State, agricultural operations are becoming more specialized. Specialty crops, vineyards and a variety of unique agricultural ventures are the types of diversification efforts that are occurring in the agricultural industry.

The number of agricultural operations in the United States is declining. As this occurs, the remaining operations must increase production to meet the growing demand for food. It has been noted that by 2032, existing agricultural operations will have to increase current production rates by one and a half times (1.5x) to meet the projected demand for agricultural products and by 2050 their production rate will have to double (2x).

There exists one (1) Agricultural District in Fulton County called Fulton County Agricultural District No. 1. The Town of Mayfield has 175 parcels of land encompassing 5,737 acres located within Fulton County's Agricultural District No. 1. (See Fulton County Agricultural District No.1 Map at the end of this chapter).

As shown in the table below, the Town's 2012 assessment roll identified 78 parcels of land comprising 3,249 acres classified as solely being agricultural lands (no Residential or other uses). The 2012 roll also identified 32 parcels of land totaling 1,817 acres classified as residential with a secondary agricultural use. The other 65 parcels comprising 671 acres of land remaining within Fulton County Agricultural District No.1 were identified on the assessment roll as being primarily residential, commercial or vacant.

Parcels in Fulton County Agricultural District No.1	# of Parcels	Acres	%
Agricultural	78	3,249	56.7
Residential w/ Secondary Agricultural Use	32	1,817	31.7
Residential	29	265	4.6
Commercial	1	8	.1
Vacant	35	398	6.9
Total	175	5,737	100%

Fulton County's 2002 Agricultural Development and Farmland Protection Plan outlines several goals and objectives for the County's agricultural economy. One of the goals was to encourage farmers to diversify their farm products and establish new markets for those farm products. Presently, there is no local market in the Town of Mayfield whereby local farmers can sell their agricultural products.

9. Recommendations:

A. The Town of Mayfield's economy in 2032 should feature:

- 1. A strong tourism-based economy featuring the Great Sacandaga Lake and year round recreational opportunities in the Town.**
- 2. More jobs available in the Town of Mayfield.**
- 3. A more diversified economy featuring commercial and retail stores.**
- 4. A strong agricultural base.**

B. The Town of Mayfield should create two (2) Business Development Areas:

- 1. Vacant lands along Patch Road.**
- 2. Vacant lands along Sand Hill Road.**

C. The Town of Mayfield should consider annually budgeting funds including contracting with the Fulton County Center for Regional Growth (CRG) to implement marketing and promotional activities to attract new businesses, housing developers and tourists to the Town.

D. The Town of Mayfield should target specific parcels for commercial and retail development, zone them accordingly and work with the Villages of Mayfield and Broadalbin to provide water and sewer services to these sites.

E. The Town of Mayfield should encourage and promote Agriculture by:

- 1. Encourage and promote the creation of a Farmers Market for local farmers to sell their products.**
- 2. Encourage and promote Farm-Based Tourism.**
- 3. Encourage and promote the development of a Food Hub.**

CHAPTER IV RECREATIONAL RESOURCES

1. BACKGROUND:

The availability of diverse, year round recreational resources is an integral component to a vibrant community. Diverse, year around recreational resources are major assets and attractions that are sought after by vacationers and tourists. Today, many people desire to live in a community that offers and provides various types and forms of both indoor and outdoor year round recreational activities.

There are numerous existing recreational opportunities in the Town of Mayfield. These resources make the Town a desirable place to live and are important to attracting a diversified population base. The maintenance of existing and provision of new year round recreational opportunities will have a positive effect on tourism and make the Town a prominent regional destination stop.

2. INVENTORY OF EXISTING RECREATIONAL RESOURCES:

The Town of Mayfield has the following existing recreational resources:

- A. Great Sacandaga and other lakes
- B. Streams
- C. Boat Launches on Great Sacandaga Lake
- D. Snowmobile Trails
- E. Hiking Trail
- F. FJ & G Rail Trail
- G. Public Golf Course
- H. NYS Wild Forest Lands & Other Public Lands
- I. Upper Hudson Woodlands ATP Lands
- J. Town Beach
- K. Fulton County's Visitor Center

All of these recreational resources are shown on Map #1 at the end of this Chapter.

A. Great Sacandaga and Other Lakes:

The following table provides a summary of key information about the lakes in the Town of Mayfield:

NAME	SURFACE AREA (Sq. Miles)	LENGTH OF SHORELINE (Miles)	DEPTH		BOAT LAUNCH		MARINA		PUBLIC BEACH		RECREATIONAL ACTIVITIES AVAILABLE			FISH SPECIES*
			Deepest (Feet)	Mean (Feet)	Public	Private	Yes	No	Public	Private	Motorized Boat/ Speed Limit (mph)	Non-Motorized Boat	Fishing	
Great Sacandaga Lake ¹	5.7	25.00	40	25.00		X	X		X	X	X		X	LB, SB, YP, BB, NP, W, SUN, BC, RB, C, RT, P, CP
Mayfield Lake	0.22	5.00	20	9.00	X					X	X (10)		X	LB, SB, YP, BB, SUN, BC, RB, C, P, CP
Mud Lake	0.035	1.00	10	3.00										UNK
Cameron Res**	0.085	1.90	30	13.00										UNK
Jackson Summit Res**	0.16	3.00	40	18.00										UNK

¹Data in Table is for that portion of the Great Sacandaga Lake situated in the Town of Mayfield.

*BB – Brown Bullhead, BC – Black Crappie, RT – Rainbow Trout C – Carp, CP – Chain Pickerel, LB – Largemouth Bass

SB – Smallmouth Bass, RB – Rock Bass, YP – Yellow Perch, NP – Northern Pike, P – Pumpkinseed, W – Walleye, SUN – Sunfish

** Public water supply reservoirs.



View of Great Sacandaga Lake from School St.



View of Mayfield Lake from School St.

B. Streams:

There are over 29 miles of streams located in the Town of Mayfield. The following table provides a summary of key information about the major streams in the Town of Mayfield:

INVENTORY OF MAJOR STREAMS

NAME	CLASSIFICATION	STANDARD	LENGTH IN TOWN (mi)
Anthony Creek	C	T	0.8
Cranberry Creek	C		5.1
Elphee Creek	A		1.9
Jackson Creek	C		1.7
Kennyetto Creek	C		3.1
Lynus Vly Outlet	C	T	2.2
Mayfield Creek	C	T	6.1
Shafers Brook	C	T	1.7
Skinner Creek	C	T	2.8
Trypoli Creek	C	T	2.3
West Stony Creek	C		1.6
TOTAL			29.3

* Source: NYSDEC website www.dec.ny.gov

A = Suitable as a source of drinking water. C = Suitable for supporting fisheries and suitable for non-contact activities.

T = Suitable for supporting trout populations

The NYS Department of Environmental Conservation (NYSDEC) and the Great Sacandaga Lake Fisheries Federation (GLSFF) stock both the Great Sacandaga Lake and creeks. The GLSFF and NYSDEC annually stock the Great Sacandaga Lake with Brown and Rainbow Trout. NYSDEC also stocks both Brook and Brown trout in several creeks. The chart below shows the number of trout stocked in Mayfield Lake and creeks:

**TOWN OF MAYFIELD LAKES AND STREAMS
THAT RECEIVE FISH STOCKING
(2010-SPRING 2011)**

NAME	NUMBER	SPECIES	SIZE (IN.)
Lakes:			
Great Sacandaga Lake*	1,245 (lbs)	Brown Trout	8"
	14,575 (lbs)	Rainbow Trout	8.5"
	2,915 (lbs)	Rainbow Trout	8"
Streams:			
Kennyetto Creek**	1,590	Brown Trout	8"
Mayfield Creek	590	Brown Trout	8-9"
Mayfield Creek	670	Brook Trout	8-9.5"
Anthony Creek	400	Brown Trout	7"
* Great Sacandaga Lake stocked by the Great Sacandaga Lake Fisheries Federation, Inc. (GSLFF) and NYSDEC			
** Predominantly stocked in Town of Broadalbin section			

Reflects Fish Stocking for January 1, 2010 – Spring 2011. Source: NYSDEC and GSLFF

C. Boat Launches on Great Sacandaga Lake:

As shown in the table below, there are 18 boat launches on the Great Sacandaga Lake in Fulton County. Of that total, ten (10) or 56% are located in the Town of Mayfield. Of the 18 total launches on the Lake, only three (3) provide public access to the Great Sacandaga Lake. Of these three (3), none are located in the Town of Mayfield.

NAME	LOCATION	TYPE		DOCK RENTAL		RAMP SURFACE	FUEL	# OF TRAILER PARKING SPACES
		Public	Private	Yes	No			
1. <u>Town of Mayfield:</u>								
HRBRRD OFFICE	737 BUNKER HILL ROAD MAYFIELD		X		X	HARD SURFACE		--
CRANBERRY COVE MARINA	198 NYS ROUTE 30 MAYFIELD		X	X		HARD SURFACE		--
SUNSET BAY VACATION RESORT	PARADISE PT RD MAYFIELD		X	X		GRAVEL		--
MILLERS GRANDVIEW MARINA	342 LAKESIDE DR MAYFIELD		X	X		HARD SURFACE	X	--
GORDON'S MARINA	323 LAKESIDE DR MAYFIELD		X	X		HARD SURFACE	X	--
RONDAK ROOTS INC	275 LAKESIDE DR MAYFIELD		X	X		HARD SURFACE		--
MAYFIELD YACHT CLUB	214 LAKESIDE DR MAYFIELD		X	X		GRAVEL		--
THE DAMN YACHT CLUB	117 SCHOOL ST MAYFIELD		X	X		HARD SURFACE		--
DRIFTWOOD PARK	534 VANDENBURGH PT MAYFIELD		X	X		GRAVEL		--
LASKY'S MARINA	388 GRIFFIS RD MAYFIELD		X	X		HARD SURFACE		--
SACANDAGA SANDBAR	306 WOODS HOLLOW RD MAYFIELD		X	X		HARD SURFACE		--

2. Town of Broadalbin:								
BROADALBIN BOAT LAUNCH (NYS DEC)	COHWY 110 - 3 MI NE OF VILLAGE OF BROADALBIN	X			X	HARD SURFACE		70
MCMURRAY MARINA	245 LAKEVIEW RD BROADALBIN		X	X		HARD SURFACE		--
SACANDAGA BOAT CLUB	129 MERRIAM RD BROADALBIN		X	X		HARD SURFACE	X	--
3. Town of Northampton:								
NORTHVILLE BOAT LAUNCH (NYS DEC)	NYS RT 30 - .4 MI N OF BRIDGE	X			X	HARD SURFACE		60
NORTHAMPTON BEACH (NYS DEC)	NORTHAMPTON BEACH STATE CAMPGROUND	X			X	HARD SURFACE		100
PARK MARINE BASE	199 COHWY 152 NORTHAMPTON		X	X		GRAVEL	X	--
NORTHAMPTON MARINA	284 HOUSEMAN ST		X	X			X	--

D. Snowmobile Trails:

The following is a summary of key information about snowmobile trails located in the Town of Mayfield:

INVENTORY OF SNOWMOBILE TRAILS

CLUB	TYPE	DESIGNATION	CLASS	MILES	TRAILHEAD PARKING		FUEL (W/IN 1 MI)	CONNECTION
					Yes	No		
Southern Adirondack	Corridor	C8	A	11.68	X		YES	Bleecker Snow Rovers C8 Trail and Southern Adirondack S80 Trail
	Secondary	S80	A	4.65	X		YES	Southern Adirondack C8 Trail and Great Sacandaga Lake
Ful-Mont Snow Travelers	Corridor	C7D	A	1.00		X	YES	Ful-Mont Snow Travelers C7B Trail and Charlton C8B Trail
Total				17.33				

E. Hiking Trail:

There exists one (1) hiking trail in the Town:

INVENTORY OF HIKING TRAILS

Trail Name	Type	Conditions	Length
Mud Lake	Unmarked Trail	Rocky	1.6 miles

F. FJ&G Rail Trail

In the early 1980's, the former Fonda, Johnstown and Gloversville Railroad Company filed to abandon the Right-of-Way it had used to operate its railroad through Fulton County. At that time, this Right-of-Way (ROW) was offered for sale to each local municipality through which it crossed. The Cities of Johnstown and Gloversville jointly purchased the ROW from the Village of Fonda to Dennie's Crossing in the Town of Johnstown. The 5.4 mile section of ROW from Dennie's Crossing to County Route 155 in the Town of

Mayfield was not acquired by any local government. Since this section of ROW was not acquired by a local government, it was transferred to the adjoining property owners and became private property. A .7+/- mile section from County Road 155 to the Village of Broadalbin was acquired by NYSDOT.

Over the past number of years, two (2) sections of this former FJ & G railroad ROW have been redeveloped into the FJ & G Rail Trail:

1. A 9+/- mile section from the Fulton/Montgomery line in the City of Johnstown to Dennie's Crossing in the Town of Johnstown.
2. A .7+/- mile section from County Road 155 to NYS Route 30 in the Town of Mayfield.

The FJ & G Rail Trail has become a very popular recreational trail that is actively utilized.

G. Public Golf Course:

Holland Meadows Golf Course is a public golf course located within the Town. It is located at the intersection of NYS Route 29 and 29A. Holland Meadows is an established 18-hole par 3 course having a total yardage of 3,333 yards. Holland Meadows includes a pro shop, driving range and indoor golf simulator. The Course is home to several tournaments each year.



H. NYS Wild Forest Lands & Other Public Lands:

There are approximately 4,191 acres of NYS Forest Preserve lands in the Town of Mayfield that are classified as Wild Forest. These Wild Forest lands are open to the public and provide excellent year-round recreational opportunities for back country primitive camping, hunting, hiking and wildlife viewing. The NYS Department of Environmental Conservation (DEC) and NYS Adirondack Park Agency (APA) manages the Forest Preserve lands through a land classification system and individual unit management plans. NYS DEC defines Wild Forest land as:

"A wild forest area is an area where the resources permit a somewhat higher degree of human use than in wilderness, primitive or canoe areas, while retaining an essentially wild character. A wild forest area is further defined as an area that frequently lacks the sense of remoteness of wilderness, primitive or canoe areas and that permits a wide variety of outdoor recreation".

This public land is located in the northern half of the Town of Mayfield and is accessed primarily from Tolmantown and Tannery Roads.

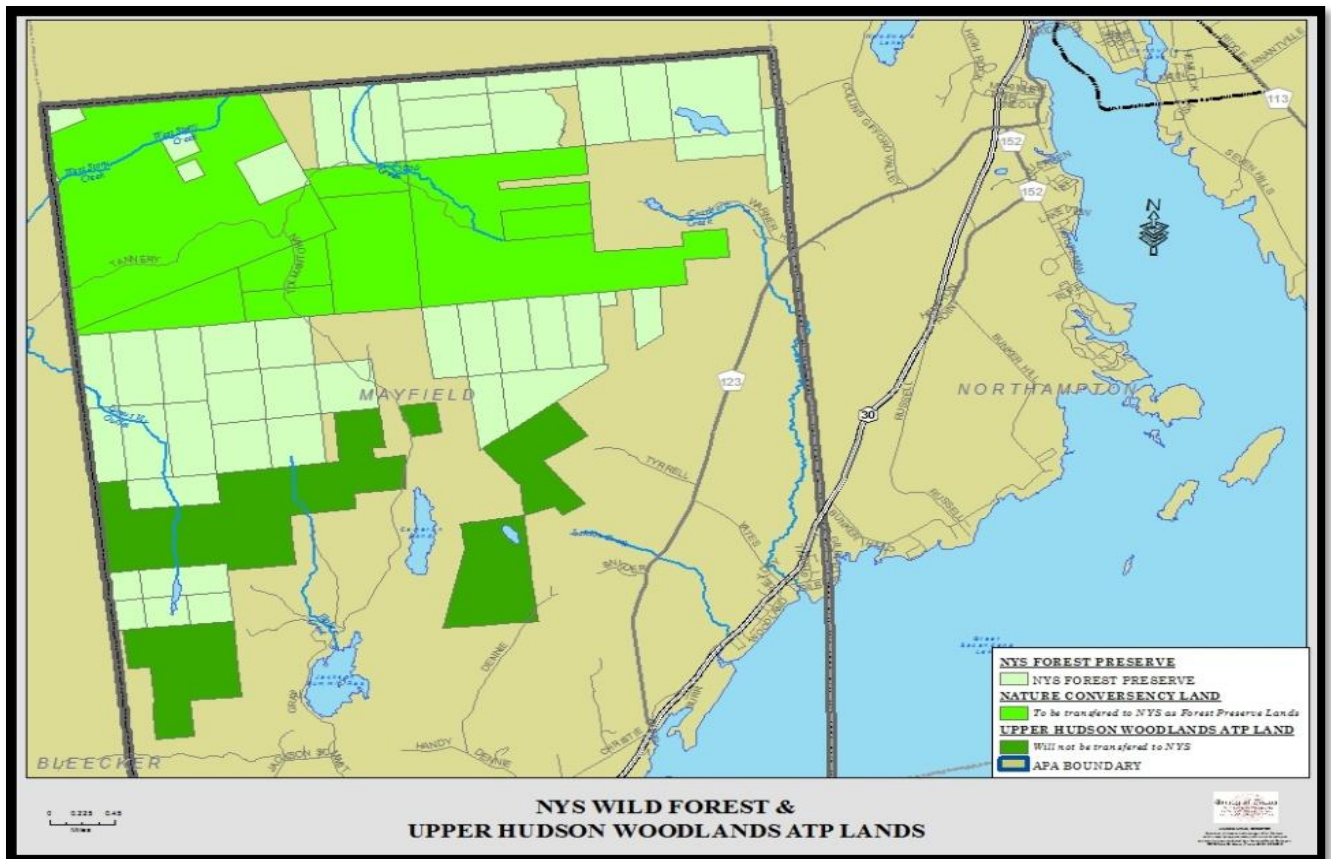
I. Upper Hudson Woodlands ATP Lands:

In 2007, the Adirondack Woodlands, LLC purchased approximately 5,700 acres of land from Finch & Pruyn Co. Inc. These 5,700 acres were immediately placed within NYSDEC's Forest Tax Law for 80-a approved management plan program. In 2009, the Adirondack Woodlands, LLC transferred the properties to the Nature Conservancy. In 2010, the Nature Conservancy transferred these properties to the Upper Hudson Woodlands ATP. The Upper Hudson Woodlands ATP is currently working with New York State to transfer approximately 3,700 acres to New York State and for these acres to be placed within the Forest Preserve. The Upper Hudson Woodlands ATP would retain the remaining approximately 2,000 acres.

The Upper Hudson Woodlands ATP is currently working with New York State and the Town of Mayfield on a plan to develop recreational trails and parking areas on the approximately 2,000 acres they will retain. The recreational trails and parking areas that would be established on this property would be done through recreational easements.

J. Town Beach:

The Town of Mayfield Beach is located on the east side of NYS Route 30 near Burr Road. The Beach provides Town residents with access to the Great Sacandaga Lake. The Town of Mayfield Beach is located on NYS Land that is operated and managed by the Hudson River Black River Regulating District (HRBRD) See Town Beach and Boat Launch Area Map 2 at the end of this Chapter.



The Beach area provides residents with swimming and picnicking facilities and parking. This Town recreation area is open to the Town of Mayfield residents and residents of the Mayfield Central School District for a seasonal fee of \$15, non-resident seasonal passes are available for \$75. Day use passes are available to the general public for \$8 per day.



View of Town Beach swimming area



View of Town Beach picnic area



View of Town Beach parking area

The Town Beach operates under the two (2) permits as described below:

1. HRBRRD Permit:

- The Town of Mayfield was granted Access Permit #13655-S for the Town Beach.
- This Permit was issued in June, 1998.
- The Permit is for a 17-acre parcel of land owned by New York State and administered by the HRBRRD.
- This Permit provides exclusive access to the Great Sacandaga Lake across Tract No. 1019 on a 1,750' wide strip of HRBRRD-administered State land.

2. APA Permit:

- The Town of Mayfield and HRBRRD were granted an APA Permit 2002-75 which authorized a municipal beach, the construction of a road and related improvements.
- Permit applies to the Project Site.

- This Permit was issued in July, 2002.
- This Permit authorized the following:
 - Construction and operate a public beach.
 - Construct and operate a 12-foot by 16-foot beach office building.
 - Construct and operate a picnic area.
 - Construct and operate a 56-vehicle parking lot and an access road leading to the beach from Burr Road.
 - The upland beach area measures approximately 18,400 square feet in size with an adjacent 16,800 square foot swimming area to be designated by floating buoy lines.
 - The beach will operate annually from June 15 to Labor Day, seven days per week, 10:00 a.m. to 7:00 p.m.
 - Bottled water and self-contained portable toilets will be utilized.
 - After-the-fact approval was granted to construct an access road, a portion of which is located in wetlands. The existing road was narrowed to a paved width through the wetland of 20 feet with a maximum 2-foot wide shoulders.
- Future improvements, including a pavilion, scenic overlook, gardens and fishing pier would require prior APA approval in the form of an amended APA Permit.
- No other land use or development shall occur on the Project Site without an additional or amended APA Permit.

It is the vision of this Comprehensive Plan that the Town Beach be upgraded by developing three (3) new features:

1. Public boat launch.
2. Fishing pier.
3. Walking path.

K. Fulton County Visitor Center:

Fulton County owns a Visitor Center located in the Town of Mayfield at the intersection of NYS Route 29 and NYS Route 30. The Visitor Center provides comprehensive information regarding tourist destinations and attractions both within Fulton County and for the entire region. The Visitor Center is a major attraction for tourists seeking information. The Center is operated by the Fulton County Chamber of Commerce.

3. **RECREATIONAL NEEDS:**

A. Public Boat Launch:

At present, there currently exists 18 boat launching sites on the Great Sacandaga Lake within Fulton County. Of these 18 sites, 15 are privately owned and privately operated, while three (3) are publicly owned and opened to the public. The three (3) publicly-owned boat launches are owned and operated by the NYS Department of Environmental Conservation. No publicly-owned and operated boat launching sites exist in the Town of Mayfield. The Town of Mayfield, however, does have the greatest number of private boat launching sites of any town in Fulton County.

The development of a new public boat launch site in the Town of Mayfield would be a major tourist draw for the Town. It would also involve certain operation and maintenance responsibilities such as: trash removal, mowing of grass, repair and maintenance to asphalt, repair and maintenance to the concrete ramp, snowplowing, security, other. Fees could be charged to users of the boat launch site to raise revenues to offset some or all of the costs that would be associated with operating and maintaining such a boat launch.

It is the recommendation of the Comprehensive Plan to develop a new public boat launch on the 17-acre parcel the Town currently uses for its Town Beach. As shown on Map #2 at the end of this Chapter, this 17+/- acre parcel of land has space to develop and operate a boat launch.



View of proposed Public Boat launch area adjacent to Town Beach

Map #2 contains an illustration of one potential layout for such a public boat launch. If the Town decides to pursue the development of a public boat launch at this site, it would need to obtain amended permits from both the Hudson-River Black-River Regulating District and the Adirondack Park Agency.

If a public boat launch site cannot be developed at the Town Beach, it is the recommendation of this Comprehensive Plan that the Town either:

1. Construct a new boat launch on a parcel of land having lake access to the Great Sacandaga Lake.
2. Purchase an existing private boat launch and convert it into a public boat launching site.

B. FJ & G Rail Trail:

The Comprehensive Plan envisions either the Town of Mayfield or Fulton County acquiring the ROW's necessary to connect the Rail Trail from Dennie's Crossing to County Route 155. This would provide a continuous Rail Trail from the Village of Broadalbin to the Montgomery County line in the City of Johnstown.

C. RV Park:

RV Camping has become a very popular activity across the country for people to travel, camp and recreate. Finding an RV Park especially during peak camping seasons can often be a challenge. This

would be a particular challenge in and around the Great Sacandaga Lake because there are no existing RV Parks specifically designed for the RV traveler anywhere around the Lake. Various campgrounds that can handle RV's can be found around the Great Sacandaga Lake, such as the public Northampton Beach State Campground and several private campgrounds being Buffalo Bilz Harbor and Sunset Bay Vacation Resort.

RV Parks can range from rustic facilities with no or limited utility hookups to luxury resorts with amenities that are comparable to fine hotels. Most RV Parks are open to all potential users. Spaces are typically rented on a nightly or weekly basis. RV Parks range in size from very small to very large.

It is the vision of this Comprehensive Plan that the Town of Mayfield actively pursue having someone develop a new RV Park around the Great Sacandaga Lake. The creation of an RV Park business would create another reason for tourists to travel to and visit the Town of Mayfield.

D. Great Sacandaga Lake:

1. HRBRRD Access Permits:

The Great Sacandaga Lake is a manmade flood control reservoir. Originally known as the Sacandaga Reservoir, its name was changed to the Great Sacandaga Lake to reflect its broadened use as more than just a flood control reservoir. The total surface area of the Great Sacandaga Lake is approximately 42 square miles. There is an estimated 125 miles of shoreline around the Great Sacandaga Lake. Lands used for the construction and operation of the Great Sacandaga Lake were acquired back in the 1920's by the State of New York. The Lake is managed by the Hudson River Black River Regulating District (HRBRRD).

There exists what is known as a Buffer Zone around the Great Sacandaga Lake. The Buffer Zone is State-owned lands that lie between the high flow line of the Great Sacandaga Lake (elevation 771') and the original New York State property line (elevation 778'). This Buffer Zone is maintained by the HRBRRD. The HRBRRD operates a permit system that affords adjoining property owners to the Buffer Zone automatic exclusive use of these lands. The permit system also allows for a number of non-adjoining properties termed "back lot permits" that are located within 1 mile of the Buffer Zone exclusive use of the lands as well. There are three (3) types of access permits issued annually by the HRBRRD:

1. Non-commercial Permits.
2. Commercial Permits.
3. Special Permits.

At present, there are approximately 4,700 access permits issued annually by the HRBRRD. These permit holders range from residences either adjoining or within 1 mile of the Buffer Zone, as well as marinas, restaurants, churches, schools and other groups.

Most of the Great Sacandaga Lake and the Buffer Zone lies within the Adirondack State Park. The Adirondack Park Agency (APA) currently identifies the Buffer Zone as "Pending Classification." This indicates that these State lands are, in the opinion of the APA, under the jurisdiction of the HRBRRD.

There has been discussion recently that the NYS Department of Environmental Conservation (NYSDEC) believes that these Buffer Zone lands should be considered Forest Preserve and that permit holders no longer be granted exclusive use of the Buffer Zone. The NYSDEC has also suggested bans on landscaping, mowing of grass, placement of picnic tables and similar activities within the Buffer Zone. Although there has not been much public discussion recently regarding the possible reclassification of these Buffer Zone lands to Forest Preserve, the Town should closely watch and monitor this situation. The potential reclassification of the Buffer Zone lands to Forest Preserve would negatively impact the Town of Mayfield. Without the exclusive use of the Buffer

Zone and access to the Great Sacandaga Lake, the valuation of properties around the Great Sacandaga Lake would decrease. If this occurred, the Town could lose assessed valuation, which in turn could impact Town tax rates.

It is the vision of this Comprehensive Plan that the Town monitor this situation and take whatever steps are necessary to ensure that the current system of providing access permits to the buffer zone is maintained.

2. Signage:

There is inadequate signage along NYS Routes 29, 30 and 30A to direct vehicles to the Great Sacandaga Lake and local businesses.

E. Golf Course/Hotel/Conference Center:

The Great Sacandaga Lake is a major recreation asset that attracts tourists from a wide area. It is a popular destination for many who wish to enjoy its beauty and the recreational opportunities. Many golf courses/hotel/conference centers are located next to similar attractions.

It is the vision of this Comprehensive Plan that the Town would be a great location for a new Hotel/Golf Course/Conference Center. There are multiple locations in the Town that have potential for such a facility. Such a facility would provide a major attraction that would create jobs and generate tax revenues for the Town. It is recognized that in order for such an initiative to become reality, a property owner or owners, somewhere in the Town, would have to agree to sell their property to the developer of such a facility.

F. Walking/Biking Trails:

At present, there are only two (2) walking/biking trails within the Town of Mayfield. It is recommended that additional walking/biking trails be developed to further improve the quality of life for the residents of the Town of Mayfield and serve as an attraction for tourists.

There exists an excellent opportunity for the Town of Mayfield to have new walking/biking trails created within the Town. The opportunity that exists is working with the Upper Hudson Woodlands ATP in having recreational trails and parking areas established on the approximately 2,000 acres of land they acquired from Finch Pruyn Co. Inc. The Comprehensive Plan recommends that the Town of Mayfield work aggressively with the Upper Hudson Woodlands ATP to maximize the creation of new recreational trails within the lands that they own. The creation of a Comprehensive Recreational Trail System on this land would serve as a major attraction for the Town of Mayfield as well as provide an outstanding recreational asset for the residents of the Town.

4. **RECOMMENDATIONS:**

A. The Town of Mayfield should develop a public boat launch site adjacent to the Town Beach.

B. The Town of Mayfield should further develop Town Beach to include a walking path and a fishing pier in order to provide more public access to the Great Sacandaga Lake.

- C. The Town of Mayfield should either on its own or in conjunction with Fulton County pursue the acquisition of the Rights-of-Way (ROW's) necessary to link the two (2) existing sections of Rail Trail so that there can be a continuous Rail Trail from the Village of Broadalbin to the Village of Fonda.**
- D. The Town of Mayfield should work with the Upper Hudson Woodlands ATP to have recreational trails and parking areas created on the approximately 2,000 acres of land the Upper Hudson Woodlands ATP owns in the Town of Mayfield.**
- E. The Town of Mayfield should identify a site for an RV Park in close proximity to the Great Sacandaga Lake and promote and market said site.**
- F. A golf course/convention center/hotel project should be considered for the Town of Mayfield.**
- G. The Town of Mayfield should form a joint Town, Village, and School Committee to enhance recreational opportunities on the School property for the Town and Village of Mayfield residents.**
- H. The Town of Mayfield should improve coordination and cooperation among neighboring local municipalities and snowmobile clubs to improve and create additional access for snow machines and/or responsible ATV use throughout the Town.**
- I. The Town should encourage and promote the development of a recreational area to potentially include snowmobile use along the large contiguous tracts of land between Brower Road and School Street.**
- J. The Town of Mayfield should develop and enhance a network of hiking and biking trails throughout the Town that connect to existing Rail Trail whenever possible.**
- K. The Town of Mayfield should annually budget funds to:**
 - 1. Retain the services of a professional grant writer to pursue grant monies in order to promote the recommendations identified in the Comprehensive Plan.**
 - 2. Promote and market the Town.**
 - 3. Contract with the Fulton County Center for Regional Growth (CRG) for marketing services.**
- L. The Town of Mayfield should monitor the status of the Access Permits issued annually by the HRBRRD to ensure that they are continued.**
- M. The Town of Mayfield should pursue securing additional public access points to the Great Sacandaga Lake.**
- N. The Town of Mayfield should pursue having additional signage placed along NYS Routes 29, 30 and 30A to direct people to the Great Sacandaga Lake.**

CHAPTER V HOUSING

1. **INTRODUCTION:**

The quality and diversity of a community's housing stock strongly influences whether a person or family chooses to live in that community. If a community wants to attract people to live there, a variety of housing options in strategic locations need to be available. This Chapter takes a look at the Town of Mayfield's existing housing stock, identifies what housing needs exist and offers recommendations on how to ensure there is an adequate supply and diversity of housing choices to meet the future needs of the Town.

2. **HOUSING TRENDS:**

A. General:

The 2010 Census identified a total of 3,436 housing units in the Town of Mayfield. The following is a breakdown of that total:

HOUSING TYPES: 2010

Housing Type	# Units	%
A. Year Round Units Owner-Occupied Units: 2,162 Renter-Occupied Units: 507	2,669	78%
B. Seasonal Units	614	18%
C. Vacant Units	153	4%
Total	3,436	100%

As shown below, the Town has, over the past 20 years, experienced a steady increase in the total number of housing units.

TRENDS IN TOTAL HOUSING UNITS

	1990	2000	2010	1990-2010 Change	% Change
Total Housing Units	2,777	3,211	3,436	+659	+24%
Total Year Round Units	2,139	2,535	2,669	+530	+25%
Total Seasonal Units	563	478	614	+51	+9%
Total Vacant	75	198	153	+78	+104%

As shown above, the number of year round units in the Town grew from 2,139 in 1990 to 2,669 in 2010, an increase of 25%.

Between 1990-2010, the Town of Mayfield experienced the greatest overall increase of year-round housing units of any Fulton County municipality.

**YEAR ROUND HOUSING UNITS
1990-2010**

MUNICIPALITY	1990			2000			2010		
	Total Units	Total Units (Year Round)	% of Total	Total Units	Total Units (Year Round)	% of Total	Total Units	Total Units (Year Round)	% of Total
City of Gloversville	7,596	6,927	99%	7,540	6,500	99%	7,477	6,486	87%
City of Johnstown	3,971	3,732	99%	3,979	3,579	99%	4,047	3,686	91%
Total Cities	11,567	10,659	99%	11,519	10,079	99%	11,524	10,172	88%
Town of Bleeker	380	198	52%	429	232	54%	487	240	49%
Town of Broadalbin	2,287	1,658	72%	2,625	1,951	74%	2,736	2,110	77%
Town of Caroga	1,797	489	27%	1,794	588	33%	1,708	526	31%
Town of Ephratah	601	521	87%	720	625	87%	759	655	86%
Town of Johnstown	2,459	2,239	91%	2,728	2,471	91%	2,914	2,596	89%
Town of Mayfield	2,777	2,139	77%	3,211	2,535	79%	3,436	2,669	78%
Town of Northampton	1,843	1,063	58%	1,962	1,163	59%	2,026	1,151	57%
Town of Oppenheim	791	650	82%	858	685	80%	897	730	81%
Town of Perth	1,277	1,182	93%	1,416	1,318	93%	1,529	1,461	96%
Town of Stratford	481	197	41%	525	237	45%	546	244	45%
Total Towns	14,693	10,336	70%	16,268	11,805	73%	17,038	12,382	73%
Fulton County	26,260	20,995	80%	27,787	21,884	79%	28,562	18,647	79%

The Town of Mayfield's seasonal housing stock has fluctuated over the past forty years. Between 2000-2010, there were 136 new seasonal units added to the Town which was the largest increase in any municipality in Fulton County during that same time period. As of the 2010 Census, seasonal units consist of 18% of the total housing units in the Town.

**SEASONAL HOUSING UNITS
1990-2010**

MUNICIPALITY	1990			2000			2010		
	Total Units	Seasonal Units	% of Total	Total Units	Seasonal Units	% of Total	Total Units	Seasonal Units	% of Total
City of Gloversville	7,596	16	0.2%	7,540	31	0.4%	7,477	48	0.6%
City of Johnstown	3,971	11	0.3%	3,979	12	0.3%	4,047	26	0.6%
Total Cities	11,567	27	0.2%	11,519	43	0.4%	11,524	74	0.6%
Town of Bleecker	380	156	41.1%	429	170	39.6%	487	232	47.6%
Town of Broadalbin	2,287	513	22.4%	2,625	531	20.2%	2,736	479	17.5%
Town of Caroga	1,797	1,279	71.2%	1,794	1,130	63.0%	1,708	1,114	65.2%
Town of Ephratah	601	39	6.5%	720	46	6.4%	759	54	7.1%
Town of Johnstown	2,459	116	4.7%	2,728	158	5.8%	2,914	190	6.5%
Town of Mayfield	2,777	563	20.3%	3,211	478	14.9%	3,436	614	17.9%
Town of Northampton	1,843	708	38.4%	1,962	716	36.5%	2,026	761	37.6%
Town of Oppenheim	791	86	10.9%	858	91	10.6%	897	100	11.1%
Town of Perth	1,277	17	1.3%	1,416	19	1.3%	1,529	9	0.6%
Town of Stratford	481	267	55.5%	525	249	47.4%	546	280	51.3%
Total Towns	14,693	3,744	25.5%	16,268	3,588	22.1%	17,038	3,833	22.5%
Fulton County	26,260	3,771	14.4%	27,787	3,631	13.1%	28,562	3,907	13.7%

Both 1990 and 2000 Census' showed that 66% of the Town's housing units were Owner-occupied. As of the 2010 Census, there were 2,162 Owner occupied housing units which represents 63% of the housing stock.

**OWNER-OCCUPIED HOUSING UNITS
1990-2010**

MUNICIPALITY	1990			2000			2010		
	Total Units	Total Occupied Units	% of Total	Total Units	Total Occupied Units	% of Total	Total Units	Total Occupied Units	% of Total
City of Gloversville	7,596	3,802	50%	7,540	3,515	47%	7,477	3,356	45%
City of Johnstown	3,971	2,273	57%	3,979	2,136	54%	4,047	2,162	53%
Total Cities	11,567	6,075	53%	11,519	5,651	49%	11,524	5,518	48%
Town of Bleeker	380	174	46%	429	221	52%	487	231	47%
Town of Broadalbin	2,287	1,409	62%	2,625	1,639	62%	2,736	1,748	64%
Town of Caroga	1,797	434	24%	1,794	533	30%	1,708	471	28%
Town of Ephratah	601	463	77%	720	563	78%	759	568	75%
Town of Johnstown	2,459	2,021	82%	2,728	2,208	81%	2,914	2,313	79%
Town of Mayfield	2,777	1,844	66%	3,211	2,122	66%	3,436	2,162	63%
Town of Northampton	1,843	803	44%	1,962	879	45%	2,026	871	43%
Town of Oppenheim	791	557	70%	858	597	70%	897	625	70%
Town of Perth	1,277	1,041	82%	1,416	1,159	82%	1,529	1,270	83%
Town of Stratford	481	178	37%	525	204	39%	546	210	38%
Total Towns	14,693	8,924	61%	16,268	10,125	62%	17,038	10,469	61%
Fulton County	26,260	14,999	57%	27,787	15,776	57%	28,562	15,987	56%

RENTER-OCCUPIED HOUSING UNITS **1990-2010**

MUNICIPALITY	1990			2000			2010		
	Total Units	# Renter-Occupied Units	% of Total	Total Units	# Renter-Occupied Units	% of Total	Total Units	# Renter-Occupied Units	% of Total
City of Gloversville	7,596	3,125	41%	7,540	2,985	40%	7,477	3,130	42%
City of Johnstown	3,971	1,459	37%	3,979	1,443	36%	4,047	1,524	38%
Total Cities	11,567	4,584	40%	11,519	4,428	38%	11,524	4,654	40%
Town of Bleeker	380	20	5%	429	11	3%	487	9	2%
Town of Broadalbin	2,287	250	11%	2,625	312	12%	2,736	362	13%
Town of Caroga	1,797	59	3%	1,794	55	3%	1,708	55	3%
Town of Ephratah	601	55	9%	720	62	9%	759	87	11%
Town of Johnstown	2,459	218	9%	2,728	263	10%	2,914	278	10%
Town of Mayfield	2,777	304	11%	3,211	413	13%	3,436	507	15%
Town of Northampton	1,843	250	14%	1,962	284	14%	2,026	280	14%
Town of Oppenheim	791	93	12%	858	88	10%	897	105	12%
Town of Perth	1,277	141	11%	1,416	159	11%	1,529	191	12%
Town of Stratford	481	22	5%	525	33	6%	546	25	5%
Total Towns	14,693	1,412	10%	16,268	1,680	10%	17,038	1,899	11%
Fulton County	26,260	5,996	23%	27,787	6,108	22%	28,562	6,553	23%

In 2010, there were 507 rental units in the Town of Mayfield. This represents 15% of the Town's total housing stock. Since 1990, the number of renter-occupied housing units increased by 203 or 67%. Between 2000-2010, the Town of Mayfield had the greatest overall increase in the number of renter-occupied housing units with an increase of 94 units.

The development of Petoff Garden Apartments was a primary reason for the increase in the number of rental units in the Town between 1990-2000. The Petoff Garden Apartments provide 64 one-bedroom apartments for low and moderate income persons aged 62 and older. Petoff Garden Apartments was developed in two (2) phases. Petoff Garden Apartments I was completed in 1992 and contains 40 rental units. Petoff Garden Apartments II was completed in 2000 and contains 24 rental units. Petoff Garden Apartments are owned and operated by the Fulton County Community Heritage Corporation (FCCHC). The FCCHC is a private, not-for-profit corporation and is also a Rural Preservation Company. The Petoff Garden Apartments is located on approximately 9.4 acre of land off CR 155 in the Town of Mayfield.

Between 1990-2000, the number of vacant housing units increased from 75 to 198 units. As of the 2010 Census, there are 153 vacant units, or 4% of the total housing units within the Town. In comparison, the average of all Towns' vacant housing units is 5% and Fulton County as a whole is 8%.

VACANT HOUSING UNITS 1990-2010

MUNICIPALITY	1990			2000			2010		
	Total Units	# Vacant	% of Total	Total Units	# Vacant	% of Total	Total Units	# Vacant	% of Total
City of Gloversville	7,596	653	9%	7,540	1,009	13%	7,477	943	13%
City of Johnstown	3,971	228	6%	3,979	388	10%	4,047	335	8%
Total Cities	11,567	881	8%	11,519	1,397	12%	11,524	1,278	11%
Town of Bleecker	380	26	7%	429	27	6%	487	15	3%
Town of Broadalbin	2,287	116	5%	2,625	143	5%	2,736	147	5%
Town of Caroga	1,797	29	2%	1,794	76	4%	1,708	68	4%
Town of Ephratah	601	41	7%	720	49	7%	759	50	7%
Town of Johnstown	2,459	104	4%	2,728	99	4%	2,914	189	6%
Town of Mayfield	2,777	75	3%	3,211	198	6%	3,436	153	4%
Town of Northampton	1,843	72	4%	1,962	83	4%	2,026	114	6%
Town of Oppenheim	791	55	7%	858	82	10%	897	67	7%
Town of Perth	1,277	78	6%	1,416	79	6%	1,529	59	4%
Town of Stratford	481	17	4%	525	39	7%	546	22	4%
Total Towns	14,693	613	4%	16,268	875	5%	17,038	884	5%
Fulton County	26,260	1,494	6%	27,787	2,272	8%	28,562	2,162	8%

B. Location of Owners of Residential Properties:

An analysis was conducted of residential property ownership around the Great Sacandaga and Mayfield lakes. This analysis utilized 2011 records from the Town Assessor's Office and not the 2010 Census. As a result, there are some discrepancies in the total number of housing units identified by the Census Bureau in 2010 and the total number of properties classified as residential as of 2011 by the Town Assessor.

The Town of Mayfield is comprised of five (5) Zip Codes. They are as follows:

- Mayfield 12117
- Gloversville 12078
- Johnstown 12095
- Broadalbin 12032
- Amsterdam 12010

The following table identifies the 2,422 properties in the Town as of 2011 classified by the Assessor as residential. This table also identifies the mailing addresses of the owners of all 2,422 parcels. By reviewing the mailing addresses of property owners, one can identify owner-occupied versus non-owner occupied residential properties. As shown below, 1,744 or 72% of the 2,422 properties in the Town classified as Residential are owned by persons with a Town of Mayfield mailing address. This compares to the 2,669 owner-occupied units identified in the Town based upon the 2010 Census. Conversely, 678 residential units, or 28%, are owned by persons that do not have a Town of Mayfield mailing address.

RESIDENTIAL OWNERSHIP

OWNERSHIP	OWNER	%	TOTAL ASSESSED VALUATION	AVERAGE ASSESSED VALUATION	ACRES	AVE. # ACRES
Town ¹	1,744	72%	\$ 174,091,356	\$ 99,823	8969	5.1 acres
County ²	156	6.0%	\$ 16,076,600	\$ 103,055	935	6.0 acres
State ³	409	17%	\$ 45,175,000	\$ 110,452	1125	2.8 acres
Out of State ⁴	113	5%	\$ 13,046,950	\$ 115,460	542	4.8 acres
Totals:	2422	100%	\$ 248,389,906	\$ 102,556	11,571	4.8 acres

¹Town: Property owner has a local mailing address.

²County: Property owner has a mailing address equal to a Fulton County municipality outside of Town.

³State: Property owner has a mailing address outside of Fulton County but within New York State.

⁴Out of State: Property owner has a mailing address located outside of New York State.

The above table shows that:

- a. Residential properties owned by someone having a Town address have an average of 5.1 acres of land and an average assessed valuation of \$99,823.
- b. Residential properties owned by someone having an Out of State address have an average of 4.8 acres of land and an average assessed valuation of \$115,460.
- c. 678 of the 2,422 residential properties in the Town, or 28%, are owned by someone with a mailing address outside of the Town of Mayfield. These properties are probably the seasonal housing units in the Town. The 2010 Census indicated the Town of Mayfield having 614 seasonal units.

C. Lakefront Residential Properties:

There exists 458 lakefront residential properties located around the Town's two (2) primary lakes: Great Sacandaga Lake and Mayfield Lake. As shown below, 239 of these properties are owned by people with addresses located outside of Fulton County and 219 located within Fulton County.

OWNERSHIP OF ALL LAKEFRONT RESIDENTIAL PROPERTIES

OWNERSHIP	OWNER	%	TOTAL ASSESSED VALUATION	TOTAL ASSESSED VALUATION	ACRES	AVE. # ACRES
Town ¹	189	41%	\$ 33,518,600	\$ 177,347	489	2.6 acres
County ²	30	6%	\$ 4,228,900	\$ 140,963	127	4.2 acres
State ³	190	42%	\$ 25,099,900	\$ 132,105	155	.82 acres
Out of State ⁴	49	11%	\$ 8,303,650	\$ 169,462	26	.53 acres
Totals:	458	100%	\$ 71,151,050	\$ 155,351	797	1.7 acres
¹ Town: Property owner has a local mailing address.						
² County: Property owner has a mailing address equal to a Fulton County municipality outside of Town.						
³ State: Property owner has a mailing address outside of Fulton County but within New York State.						
⁴ Out of State: Property owner has a mailing address located outside of New York State.						

The above table shows that:

- a. There are a total of 458 lakefront properties around the Town's two (2) primary lakes.
- b. The average size of all residential lots in the Town is 5.0 acres. Yet, the average lot size for lakefront properties around the Town's two (2) primary lakes is only 1.7 acres.
- c. The average assessed valuation of all residential properties in the Town is \$102,556. In comparison, the average assessed valuation of lakefront residential properties \$155,351.
- d. Nearly half or 41% of Lakefront residential properties have a local mailing address. Conversely, 42% have an New York State mailing address but outside of Fulton County.

**OWNERSHIP OF LAKEFRONT RESIDENTIAL PROPERTIES
GREAT SACANDAGA LAKE VS MAYFIELD LAKE**

OWNERSHIP	# OF PROPERTIES	%	ASSESSED VALUATION	AVERAGE ASSESSED VALUATION	ACRES	AVERAGE ACRES/LOT
<u>Great Sacandaga Lake:</u>						
Town ¹	166	40%	\$ 31,069,000	\$187,163	460	2.8
County ²	29	7%	\$ 4,139,500	\$142,741	123	4.2
State ³	175	42%	\$ 23,945,100	\$136,829	146	0.8
Out of State ⁴	47	11%	\$ 8,176,850	\$173,976	26	0.6
Totals:	417	100%	\$ 67,330,450	\$160,177	755	1.8
<u>Mayfield Lake:</u>						
Town ¹	23	56%	\$ 2,449,600	\$106,504	28.8	1.3
County ²	1	2%	\$ 89,400	\$89,400	4.0	4.0
State ³	15	37%	\$ 1,154,800	\$76,987	9.6	0.6
Out of State ⁴	2	5%	\$ 126,800	\$63,400	0.3	0.2
Totals:	41	100%	\$ 3,820,600	\$84,073	42.7	1.0
¹ Town: Property owner has a local mailing address.						
² County: Property owner has a mailing address equal to a Fulton County municipality outside of Town.						
³ State: Property owner has a mailing address outside of Fulton County but within New York State.						
⁴ Out of State: Property owner has a mailing address located outside of New York State.						

The above table shows that:

- a. 47% of residential properties located on the Great Sacandaga Lake are owned by Fulton County residents, 53% have a mailing address outside of Fulton County.
- b. Residential properties having a Town address have the highest average assessed valuation of \$187,163 followed by properties with an out of state address at \$173,976.
- c. The majority or 56% of residential properties located on Mayfield Lake have a Town address.
- d. Residential properties located on the Great Sacandaga Lake have an average assessed valuation (\$160,177) of nearly two times that of residential properties located on Mayfield Lake (\$84,073).

The table below summarizes where lakefront residential property sales have occurred during the past 8 years:

LAKEFRONT RESIDENTIAL SALES: 2003-2011

LOCATION	# OF LAKEFRONT PROPERTIES	%	TOTAL ASSESSED VALUATION (AVE.)	SALE PRICE (AVE.)
Great Sacandaga Lake	42	81%	\$ 134,267	\$ 257,476
Mayfield Lake	10	19%	\$ 76,660	\$ 165,387
Totals	52	100%	\$ 105,464	\$ 211,143

**Information based upon valid sales and does not include sales between family members.*

The above table shows that:

- a. Between 2003-2011, 81% of all lakefront residential property sales in the Town occurred around the Great Sacandaga Lake.
- b. The average sale price of lakefront residential property on the Great Sacandaga Lake was 64% higher than on the Mayfield Lake.

D. Condition of Existing Housing Stock:

A significant portion of the Town's existing housing stock is old. The 2010 Census indicates that approximately 37% of the Town's existing housing stock is over 50 years old. Some of this older and aging existing housing stock is in substandard condition and in need of improvement. In some instances, code violations need to be addressed.

There exists State and Federal housing rehabilitation programs that provide financial assistance to property owners to address substandard housing conditions as well as to remove blighting influences.

It is the vision of this Comprehensive Plan that the Town seek out and apply for State and Federal financial assistance for housing rehabilitation. This financial assistance would be used to address the substandard conditions of the Town's older and aging existing housing stock. It is believed that the improved maintenance of the Town's existing housing stock would help to prevent blight, improve the Town's physical appearance and stabilize the Town's tax base. All of these benefits would be consistent with the vision of the Town's Comprehensive Plan.

3. HOUSING NEEDS:

A. Housing Diversity:

Based upon the Town's population trends and the Town's existing housing stock, there is a need for more diversified housing options in the Town of Mayfield including:

1. Senior Citizen housing.
2. Affordable housing for the elderly.

3. Affordable housing for young families.
4. Apartments.

B. Housing Rehabilitation:

There is a need to address the substandard conditions of a portion of the Town's aging existing housing stock. Financial assistance is needed for homeowners to address code violations, substandard housing conditions and blight. The Town should consider working with the Fulton County Community Heritage Corporation or another organization in applying for State and Federal financial assistance to help homeowners deal with existing substandard housing conditions.

4. RECOMMENDATIONS:

- A. The Town of Mayfield should promote and encourage the development of additional senior housing as well as a diversity of housing types to meet the needs of the increasing elderly populations. These housing types should be affordable, low maintenance and located either within or within easy access to Resource Hubs.
- B. The Town should promote and encourage the development of a diversity of housing types to attract the younger generation. These housing types should be affordable, have the ability to mix residential and commercial types of uses and be within easy access to Resource Hubs.
- C. The Town should apply for State and Federal financial assistance to address substandard housing and blight influencing conditions in the Town's existing housing stock.
- D. The Town should work with the Fulton County Community Heritage Corporation to see if additional senior housing could be made available at Petoff Garden Apartments.
- E. The Town should identify a site or sites for senior housing that are within easy access to the Resource Hubs.
- F. The Town should actively pursue grants to fund the development of senior citizen housing.

CHAPTER VI COMMUNITY FACILITIES

I. INTRODUCTION:

Community Facilities are an integral component to a community's character and enable communities to function effectively. They include physical facilities, programs and services that collectively help to strengthen a community's overall quality of life. Community Facilities typically include police and fire protection, ambulance service, health care, school, libraries, mass transit, utility services (gas, electric), communication services (phone, cellular, cable, internet), solid waste disposal, churches and related facilities and programs. This Chapter summarizes the key Community Services currently in the Town of Mayfield.

II. EXISTING COMMUNITY FACILITIES:

1. Municipal Offices:

The Town and Village of Mayfield Municipal offices are located at 28 North School Street in the Village of Mayfield. The building and its property are owned by the Mayfield Fire Department. The Fire Department purchased the property from a local contractor, Delaney Construction, in 2000. The Municipal office complex is also utilized by various community organizations.



Town & Village Municipal Offices



Mayfield Fire District No. 2

Fire Protection:

Fire Protection in the Town of Mayfield is provided by the Mayfield Fire District No. 2 and the Broadalbin-Kennyetto Fire Company. The total cost in 2011 to provide fire protection services to the Town of Mayfield was \$209,977. This equates to a cost per person of \$32. In comparison, the City of Johnstown spent \$1,419,500 in 2011 on fire protection for its 8,743 residents. This works out to an average cost of \$162 per person. Map No. 1 at the end of this Chapter shows the areas of the Town of Mayfield serviced by each Fire District.

2. Highway Services:

The Town of Mayfield Highway Department Facility is located at 75 North Main Street in the Village of Mayfield.



Mayfield Highway Facility

3. Police Protection:

The Town of Mayfield currently has no police service of its own. Police services are provided by the Fulton County Sheriff's Department and the NYS Police. The NYS Police has a substation located on NYS Route 30 in the Village of Mayfield. The combined services of the Sheriff's Department and the NYS Police appear to be providing sufficient services currently for the Town of Mayfield.



Mayfield Town Court building.

4. Ambulance Service:

Ambulance service is available from Fulton County and Broadalbin Volunteer Ambulance Services. The Mayfield Fire District provides a First Responder Team.

5. Schools:

The Town of Mayfield is serviced by four (4) different school districts including:

- 1) Mayfield Central School District.
- 2) Broadalbin-Perth Central School District.
- 3) Northville Central School District.
- 4) Gloversville Enlarged School District.



Mayfield Jr. & Sr. High School



Mayfield Elementary School

Map No. 2 at the end of this Chapter shows where these four (4) school districts are located within the Town of Mayfield. The largest portion of the Town of Mayfield is serviced by the Mayfield Central School District. The Mayfield Central School District has an elementary school located on North Main Street in the Village of Mayfield and a high school located on School Street in the Village of Mayfield.

The southern portion of the Town of Mayfield is serviced by the Broadalbin-Perth Central School District. The Broadalbin-Perth Central School District has an elementary school located at the intersection of NYS Route 30 and County Road 107 in the Town of Perth and a high school located in the Village of Broadalbin.

The northeast corner of the Town of Mayfield is located in the Northville Central School District. Residents in that District go to the Northville Central School located in Northville.

There is a small area in the northwest corner of the Town of Mayfield that is in the Gloversville Enlarged School District. Residents in that small area would go to one of the schools located in the City of Gloversville.

In 2010, the Mayfield Central School District and Northville Central School Districts and applied for a New York State Local Government Efficiency Grant in the amount of \$35,000 to hire a consulting firm to guide the two (2) districts through a Merger Study. In January 2011, the Districts hired SES Study Group to prepare a study on the potential merger of these two (2) Districts. The study explored the possibility of merging districts or sharing services. The study was completed in 2012 and presented to residents of both districts in March of 2012 with public forums occurring in each district. On July 19, 2012, both Boards of Education voted unanimously to put the merger proposal before residents for an advisory referendum. That referendum was held on September 18th, 2012. In order to continue the

merger study, the residents of both districts had to approve the Advisory Referendum. The results of the advisory referendum vote were as follows:

	<u>Support</u>	<u>Oppose</u>
Mayfield Central School District	529	206
Northville Central School District	256	457

As a result of the referendum, merger talks came to an end.

6. Health Care:

There are two (2) major hospitals in the region that provide services to residents in the Town of Mayfield. The first is Nathan Littauer Hospital located several miles to the south in the City of Gloversville. The second is St. Mary's Healthcare in the City of Amsterdam.

Nathan Littauer Hospital also operates a Primary Care Clinic located on the east side of NYS Route 30 in the Village of Mayfield.

7. Churches:

The following churches currently operate in the Town of Mayfield:

- | | | |
|-------------------------------------|---|----------------------------|
| 1) Adirondack Baptist Church | : | 1431 State Highway 29 |
| 2) Cranberry Creek Church | : | 112 Gilbert Road |
| 3) Mayfield Center Community Church | : | Red Bunch Loop/Warren Road |
| 4) Mayfield Presbyterian | : | 22 North Main Street |
| 5) Mayfield United Methodist Church | : | 21 North Main Street |
| 6) Log Cabin Church | : | 413 Progress Road |

8. Town Beach:

The Town of Mayfield currently operates a Town Beach located off of Burr Road just past County Highway 123 on the east side of NYS Route 30.



Mayfield Town Beach Entrance Sign along NYS Route 30

9. Community Groups:

The following community groups provide programs and services in the Town of Mayfield:

- 1) 4H Club
- 2) Fireman's Association
- 3) Mayfield Bannertown 50+ Club.
- 4) Mayfield Boy Scouts.
- 5) Mayfield Community Group.
- 6) Mayfield Grange
- 7) Mayfield Historical Society.
- 8) Mayfield Serviceman's Club
- 9) Mayfield Summer Recreation Program
- 10) Mayfield Youth Commission.
- 11) Southern Adirondack Snowmobile Club

10. Solid Waste:

The Town of Mayfield provides weekly garbage pickup throughout the Town. There is also a Solid Waste Transfer Station located on NYS Route 29A in the Town of Johnstown that can be utilized by Town of Mayfield residents to dispose of their solid waste. All solid waste generated in the Town of Mayfield is sent to the Fulton County Landfill on Mud Road in the Town of Johnstown.

The Town of Mayfield used to own and operate its own municipal landfill on Sand Hill Road. The Town of Mayfield's landfill was closed many years ago as part of a closure plan approved by the NYS Department of Environmental Conservation.

11. Utility Services:

National Grid provides natural gas within limited areas and provides electrical services throughout the Town of Mayfield.

12. Communication Services:

Frontier Communications and Time Warner provide land line phone service throughout the Town of Mayfield.

There are five (5) cellular service providers in the Town. These five (5) providers have installed the following six (6) towers within the Town of Mayfield:

- a. AT & T
 - Tower #1 : Located at intersection of NYS 30/30A in the Village of Mayfield.
 - Tower #2 : Located at intersection of Progress and Jockeyville Roads.

- b. Nextel Partners, Inc.
 - Tower #1 : Located between NYS 30 and Christie road north Of the Village of Mayfield.
 - Tower #2 : Located at 1750 NYS 29 (east of Progress Road).
 - Tower #3 : Located near intersection of Kettle Road and NYS Route 30 (Curtis Lumber).
 - : Nextel has equipment co-located on AT & T's Tower #1.
- c. Sprint Personal Communication Services
 - Tower#1 : Located at intersection of School Street and Verkleir Road.
 - : Sprint also has equipment co-located on Nextel Partners, Inc.'s Tower #4
- d. Rural Cellular Corporation
 - : Rural Cellular has equipment co-located on AT & T's Tower #1.
- e. Verizon Wireless
 - : Verizon has equipment located on the Village of Mayfield's water tower located in the Town of Mayfield.

II. RECOMMENDATIONS:

- A. **The Town of Mayfield should develop a Town Community/Cultural Center. The Center would provide meeting spaces, room for historical records, film and artwork. The artwork should include a rotating display of the Adirondack Artists in Mayfield and surrounding communities. This Town Community/Cultural Center should be located in a Resource Hub.**
- B. **The Town of Mayfield needs to maintain a strong, public school system to meet the needs of its residents. To do so, the following initiatives should be considered:**
 - 1. **The Mayfield Central School District should pursue sharing extracurricular activities with neighboring school districts to afford Mayfield students increased opportunities to participate in extracurricular activities.**
 - 2. **The Town of Mayfield should work and coordinate with the Mayfield Central School District to allow community access to the School's recreational facilities, library and other resources.**
 - 3. **A merger study between the Mayfield, Broadalbin and Northville Central School Districts should be pursued to evaluate whether consolidating these three (3) School Districts would create cost efficiencies and savings, improve educational opportunities and reduce school taxes for Town of Mayfield residents.**

CHAPTER VII TRANSPORTATION

I. EXISTING CONDITIONS:

A. Road Categories:

There are four (4) categories of roads within the Town of Mayfield:

1) State Highways: There are five (5) State Highways in the Town of Mayfield:

1. NYS Route 29
2. NYS Route 29A
3. NYS Route 30
4. NYS Route 30A
5. NYS Route 349

2) Arterial Roads: Arterial Roads accommodate thru traffic and supply access between commercial areas, homes and state highways. Primary Arterial Roads are County Roads 102, 106, 123, 146, 154 and 157.

3) Connector Roads: These roads funnel traffic from residential and agricultural areas to arterial roads.

4) Local streets: These roads exist in defined residential areas or in the Village of Mayfield and provide direct access to individual properties.

B. Inventory of Existing Roads:

There are approximately 109.5 miles of roads in the Town of Mayfield. Ownership of these roads is as follows:

Town of Mayfield	:	72.8 miles	:	66.5%
New York State	:	23.2 miles	:	21.2%
Fulton County	:	13.5 miles	:	12.3%
Total	:	109.5 miles	:	100.0%

As shown below, the Town of Mayfield has the second highest total number of miles of roads in comparison to other towns in Fulton County:

MUNICIPALITY	STATE	COUNTY	TOWN	TOTAL
Town of Johnstown	39.9 miles	29.8 miles	87.3 miles	157 miles
Town of Mayfield	23.2 miles	13.5 miles	72.8 miles	109.5 miles
Town of Oppenheim	12.4 miles	12.7 miles	66 miles	91.1 miles
Town of Broadalbin	4.5 miles	20.7 miles	44.8 miles	70 miles
Town of Ephratah	14.9 miles	7.8 miles	46 miles	68.7 miles
Town of Stratford	7.3 miles	8.8 miles	51 miles	67.1 miles
Town of Caroga	19 miles	7.4 miles	38.2 miles	64.6 miles
Town of Perth	3.2 miles	14.4 miles	35.3 miles	52.9 miles
Town of Northampton	6.9 miles	9.6 miles	34.1 miles	50.6 miles
Town of Bleecker	0.8 miles	15.3 miles	31.3 miles	47.4 miles
Total	132.1miles	140 miles	506.8 miles	778.9 miles
Road mileages based on NYS Accident Location Information System Data.				

NYS Route 30 has an interesting history. Route 30 begins at its intersection with NYS Route 17 in the Southern Tier and extends approximately 300 miles north to the Canadian Border. It was assigned the designation of NY30 as part of a comprehensive renumbering of State Highways New York State completed in 1930. Up until the construction of NYS Route 30A, NYS Route 30 turned into the Village of Mayfield at School Street. As shown on the drawing titled Historical Transportation Map located at the end of this Chapter, Route 30 followed School Street through the Village to Main Street and then ran parallel to the current Route 30 to Paradise Point Road.

NYS Route 30 ran through the Village of Mayfield until 1957 when New York State completed the construction of NYS Route 30A. Route 30A was constructed to serve as a westerly alternative route for Route 30. When NYS Route 30A was constructed, it resulted in NYS Route 30 being relocated. NYS Route 30 no longer followed School/Main Street through the Village. This was a major change that resulted in traffic being rerouted to bypass Main Street and the downtown area of the Village.

C. Road Maintenance:

The Town of Mayfield is responsible for the repair and maintenance of all 72.8 miles of Town-owned roads. The cost of doing so represents a significant component of the Town's annual budget.

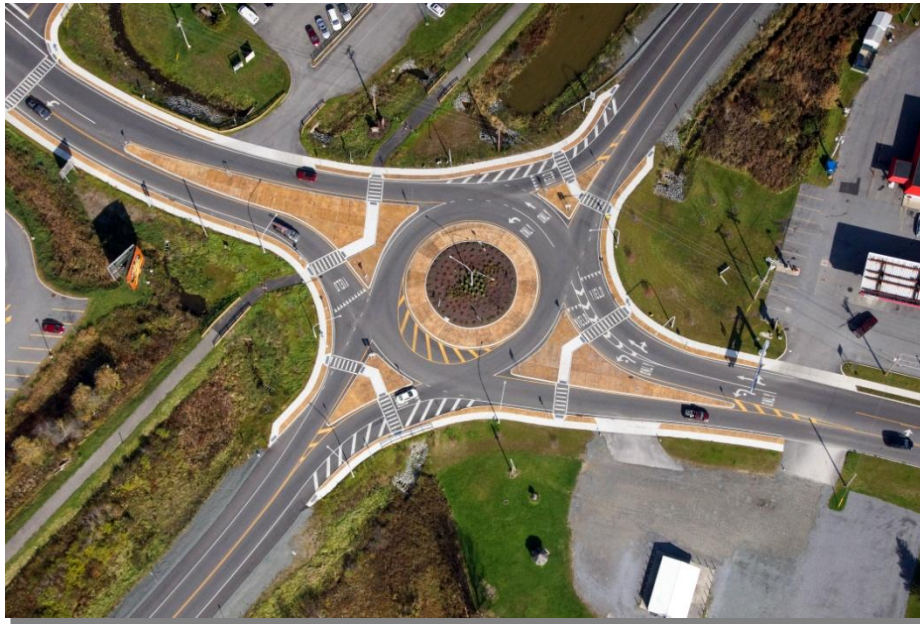
Fulton County is responsible for the maintenance of County roads in the Town except for County Roads 123 and 146. Fulton County contracts with the Town of Mayfield to perform snow and ice removal on 5.91 miles of two (2) County roads in the Town of Mayfield:

- 1) County Road 123 (4.28 miles).
- 2) County Road 146 (1.63 miles).

Fulton County pays all Towns \$5,000 a mile for its snow removal contracts. As a result, Fulton County, in 2012, paid the Town of Mayfield \$29,550 to perform snow and ice removal on County Roads 123 and 146 in the Town of Mayfield.

The NYS Department of Transportation (NYSDOT) is responsible for the repair and maintenance of all State-owned roads in the Town of Mayfield.

In 2012, NYSDOT completed the reconstruction of the NYS Route 29 and 30 intersection in the Town of Mayfield. At this intersection, NYSDOT installed a roundabout, as well as widened NYS Route 30. NYSDOT also installed sidewalks on both sides of both NYS Route 30 and 29. NYS Law mandates that the Town of Mayfield shall be responsible for the operation, maintenance and repair of these sidewalks. This State mandate will add cost to the Town of Mayfield's annual budget.



Completed Roundabout. Image courtesy of NYS DOT.

D. Traffic Counts:

NYSDOT routinely takes traffic counts on State roads in various locations. By reviewing historical data on traffic counts, one can see where changes are occurring in traffic volumes on State roads in the Town of Mayfield.

The following table shows the Average Annual Daily Traffic counts at various locations on New York State roads in the Town of Mayfield for the past 25 years:

**AVERAGE ANNUAL DAILY TRAFFIC COUNTS ON NEW YORK STATE ROADS
IN THE
TOWN OF MAYFIELD**

LOCATION	AVERAGE ANNUAL DAILY TRAFFIC								
	2010	2005	2000	1995	1990	1985	1980	Change 1980-2010	% Change 1980-2010
NYS Route 30A between Town line and NYS Route 30	6,231	6,800	6,550	6,750	5,830	4,980	4,270	1,961	45.9%
NYS Route 30 at northern Town/Village border	5,892	5,870	4,830	5,140	3,890	4,210	2,990	2,902	97.1%
NYS Route 30 at Town of Mayfield/Perth border	10,767	12,620	10,690	9,130	8,290	7,480	5,760	5,007	86.9%
NYS Route 30 between NYS Route 29 and NYS Route 349	8,194	8,160	6,920	6,740	5,450	4,880	2,910	5,284	181.6%
NYS Route 30 between NYS Route 349 and Intersection with NYS Route 30A	4,521	4,500	3,690	3,680	2,870	2,450	2,450	2,071	84.5%
NYS Route 29 at Intersection with NYS Route 30 in Vail Mills	9,871	7,170		6,340	6,700	4,810	4,270	5,601	131.2%
NYS Route 349 between Town of Mayfield line and NYS Route 30	3,300	3,400	3,800	4,000				-700	-17.5%

As shown on the previous page, the greatest total increase in traffic between 1980-2010 occurred in the area of Vail Mills. The greatest percent increase in traffic occurred on NYS Route 30 between NYS Route 29 and NYS Route 349.

This data shows that traffic volumes on State roads in the Town of Mayfield have grown significantly over the past 25 years.

II. TRANSPORTATION ISSUES IN THE TOWN OF MAYFIELD:

The Comprehensive Plan Committee examined all existing roads in the Town to identify capacity/safety issues that may exist. The Committee also looked at whether there may need to be a new road constructed to address a vision or recommendation contained in the Plan. Based upon this review, several recommendations were identified and are included in the next section.

III. RECOMMENDATIONS:

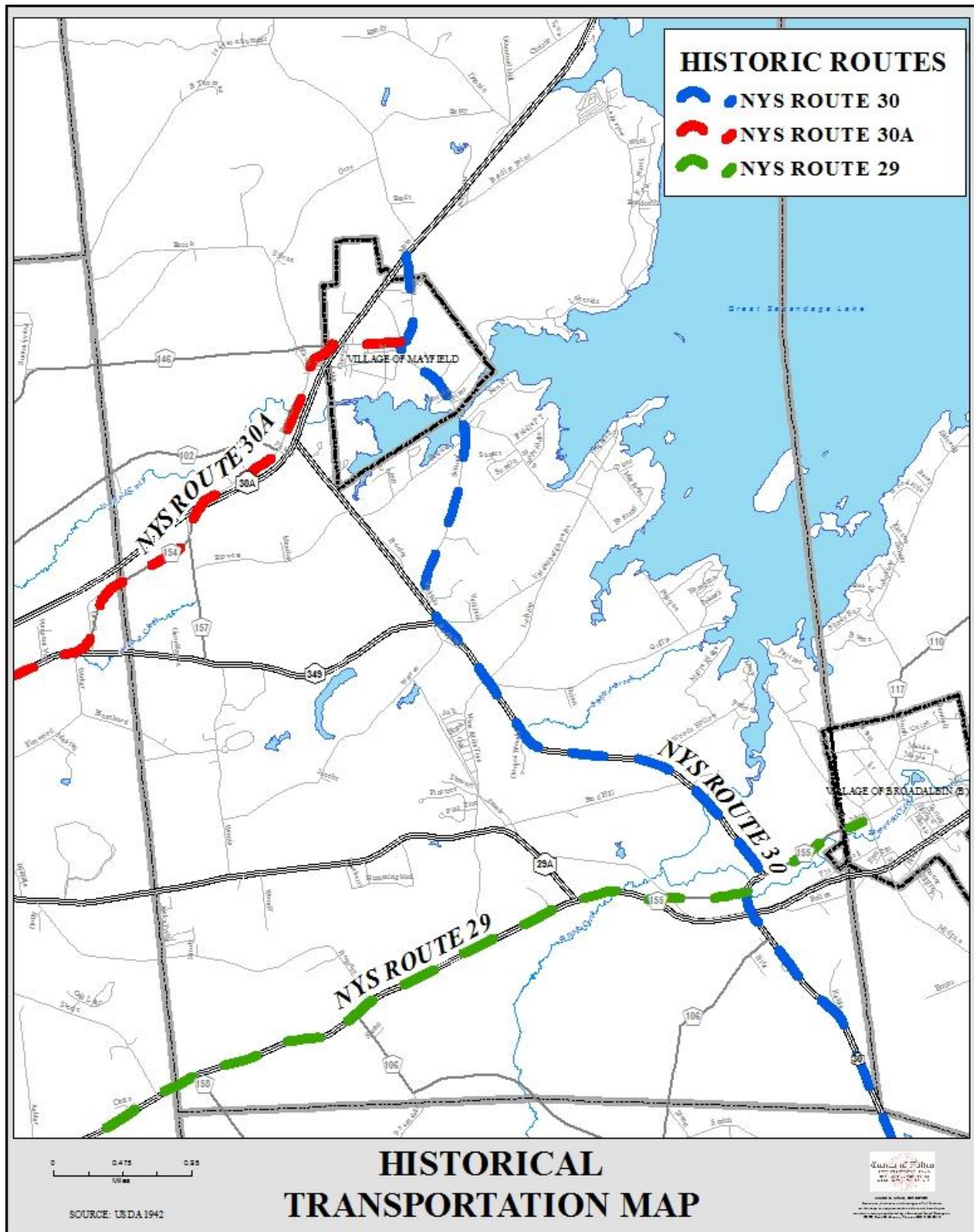
- A. A right turn lane should be constructed by NYSDOT on the westbound lane of NYS Route 349 at its intersection with CR 157 (Patch Road). A warning sign/lighting should be installed on the westbound lane of NYS Route 349 warning drivers of the upcoming CR157 intersection. In addition, some form of signage should be installed on CR 157 alerting drivers of the poor line of sight when turning onto NYS Route 349.**
- B. The line of sight for drivers on Lathrop Road at its intersection with NYS Route 30 looking north on NYS Route 30 should be improved by NYSDOT. No parking signage should be installed at all corners of the intersection.**
- C. An engineering evaluation of the Sand Hill Road/NYS Route 30 intersection should be conducted to identify and assess what could be done to improve traffic safety at this intersection.**
- D. A right and left turn lane on NYS Route 30 heading north at the intersection with NYS Route 30A should be provided by NYSDOT.**
- E. A left turn lane on NYS Route 30 heading north at the intersection with NYS Route 349 should be provided by NYSDOT.**
- F. A right turn lane on the eastbound lane of NYS Route 349 at its intersection with NYS Route 30 should be provided by NYSDOT.**
- G. All new requests for road cuts not subject to Site Plan Review should be carefully reviewed by both the Town Code Enforcement Officer and Town Highway Superintendant to ensure that maximum spacing is provided between road cuts to protect and preserve traffic safety and flow. All road cuts subject to Site Plan Review should be carefully considered by the Town Code Enforcement Officer and the Town Planning Board for the same reasons.**

H. The following capacity/safety issues should be addressed:

- 1. The intersection of NYS Route 349 and CR 157 (Patch Road) needs improvements. At present, vehicles on County Road 157 turning left onto State Route 349 have poor line of sight. There is a hill immediately to the east of this intersection that prevents drivers from seeing oncoming vehicles heading west on NYS Route 349. In addition, vehicles heading west on NYS Route 349 looking to turn onto County Road 157 slow down to make that turn and often results in other vehicles passing the turning vehicle in the other lane. There is currently inadequate warning signage and/or lights on NYS Route 349 to warn drivers of the County Road 157 intersection ahead and inadequate signage alerting drivers on County Road 157 of the poor line of sight at its intersection with NYS Route 349. (See Intersection Map 1 at the end of this chapter.)**
- 2. The intersection of Lathrop Road and NYS Route 30 needs improvements. At present, drivers on Lathrop Road at its intersection with NYS Route 30 have poor line of sight looking north on Route 30. This poor line of sight creates safety issues for drivers looking to either enter the southbound lane of Route 30 or cross Route onto Nine Mile Tree Road. Occasionally the line of sight is worsened when vehicles are parked along both northbound and southbound sides of NYS Route 30 and at the intersections of both Nine Mile Tree and Lathrop roads. There is currently inadequate no parking signage at this intersection. (See Intersection Map 2 at the end of this Chapter.)**
- 3. The intersection of Sand Hill Road and NYS Route 30 has safety issues. Vehicles turning from Sand Hill Road south onto NYS Route 30 often encounter vehicles on Route 30 traveling at high rates of speed. An evaluation of this intersection should be performed to determine if there is adequate sight stopping distance on NYS Route 30 at this intersection, as well as whether any improvements can be made to address safety issues at this intersection. (See Intersection Map 3 at the end of this Chapter.)**
- 4. The intersection of NYS Route 349 and Route 30 needs improvements. At present, there are tractor trailers and other vehicles on the northbound lane of Route 30 turning left onto NYS Route 349 that often have to wait for southbound traffic to clear in order to make the turn onto NYS Route 349. These vehicles are in the northbound travel lane of NYS Route 30. This often results in other vehicles going onto the shoulder of NYS Route 30 to get around these vehicles. The installation of a left turn lane at this intersection would improve safety at this intersection. In addition, at present, there is a single lane on NYS Route 349 at its intersection with Route 30. Vehicles looking to turn either north or south onto NYS Route 30 are in the single lane. Vehicles that are looking to turn right and head south onto NYS Route 30 often travel onto the shoulder of the road to make the right-hand turn while another vehicle is waiting to make a left-hand turn. When this occurs, drivers looking to make the left turn often have their line of sight for seeing northbound traffic on Route 30 blocked by vehicles looking to turn right and head south on Route 30. In addition, all of these vehicles are adding excessive wear and tear to the shoulder of NYS Route 349 at this intersection. The installation of a right-turn lane at this location would help improve this situation. (See Intersection Map 4 at the end of this Chapter.)**
- 5. The NYS Route 30 and 30A intersection needs improvements. At present, there is a single lane of traffic to accommodate vehicles turning left and heading south onto Route 30A as well as for vehicles turning right and heading north onto Route 30A. A right turn lane installed on NYS Route 30 would help alleviate this safety issue. (See Intersection Map 5 at the end of this Chapter.)**
- 6. Given the significant increase in traffic volumes on NYS roads in the Town of Mayfield, the Town needs to diligently grant land use approvals for new developments along State corridors. Strong consideration needs to be given to minimizing new driveway access points resulting from new development to try and minimize further potential traffic safety**

issues created by new points of access. The Town Planning Board, through the site plan review process, needs to ensure that there is a maximum spacing provided between new access points on State roads to protect and preserve traffic safety and the flow of traffic on State roads.

- I. The Town of Mayfield should work with the County Highway Department and the NYS Department of Transportation to conduct a comprehensive evaluation of all Town, County and State roads to ensure that the appropriate road signage is in place to properly protect and preserve public and traffic safety.**
- J. The Town of Mayfield should consider budgeting monies on a yearly basis to fund the services of a professional Grant writer to pursue grant monies in order to promote the recommendations that have been identified above.**



CHAPTER VIII INFRASTRUCTURE

1. BACKGROUND:

The availability of municipal water and wastewater collection and treatment systems encourages where development occurs within a community. In the absence of such infrastructure, a community should have a place in plan for how it would provide this infrastructure to those areas of a community it desires to be developed.

The Town of Mayfield does not currently own or operate a municipal water supply or wastewater collection and treatment system. Groundwater wells and private septic systems service all existing residential and commercial development.

The Town of Mayfield is, however, located adjacent to municipal owned and operated water supply and wastewater collection and treatment facilities. These facilities are located within the Village's of Mayfield and Broadalbin, Town of Northampton and the City of Gloversville.

The information in this Chapter comes from three (3) sources:

- 1) 1972 study titled "Fulton County Comprehensive Public Water Supply Study" prepared for the Fulton County Board of Supervisors by Morrell Vrooman Engineers.
- 2) 2002 study titled "Fulton County Water and Sewer Study" that was prepared for the Fulton County Board of Supervisors by Sear Brown.
- 3) Information provided by individual municipalities.

2. EXISTING MUNICIPAL WATER AND WASTEWATER SYSTEMS:

A. Village of Mayfield:

1. Water:



The Village of Mayfield's municipal water supply was first developed in 1922. The original water supply consisted of a 15-foot diameter spring fed well and was located on the shore of Mayfield Lake. Around 1983, the Village constructed three (3) new wells due north of the original 1922 well. Presently, the Village of Mayfield is serviced by five (5) wells located on ten (10) acres of Village owned property on the shore of the Mayfield Lake.

The Village of Mayfield's water distribution system was also constructed in 1922. The system consists of four (4) to six (6) inch diameter cast iron mains that feed a 150,000 gallon

elevated (1,020ft) steel storage tank. The system currently services 28 properties located outside the Village in the Town of Mayfield as shown on the Town of Mayfield Properties with Water Service from Village of Mayfield map that is located at the end of this Chapter.

2. Wastewater:

In 2001, the Village of Mayfield began operating a gravity wastewater collection and treatment facility located at 28 South School Street on Village owned property. The treatment facility includes a grit trap, sequencing batch reactor utilizing sand filtration and seasonal chlorination. Excess solids are handled through an aerobic digester which empties into sludge drying beds.

General sewerline infrastructure consists of six (6) inch residential pipe that connects to eight (8) inch diameter sewer mains located within the public right of way. One ten (10) inch collector mainline precedes the treatment facility.



As shown below, the Village of Mayfield's water and wastewater systems have available capacities.

VILLAGE OF MAYFIELD WATER AND WASTEWATER CAPACITIES

	WATER	WASTEWATER
Maximum Permitted Capacity (gpd)	150,000	125,000
Average Daily Usage (gpd)	90,000	72,000
Unused Capacity (gpd)	60,000	53,000
# of Village Accounts	367	342
# of Accounts Outside of Village	30	0

Source: 2002 Fulton County Water and Sewer Study

B. Village of Broadalbin:

1. Water:

The Village of Broadalbin's municipal water supply was first developed in 1928. The original water supply consisted of a six (6) inch diameter well located near Second Avenue. A second well was drilled on the bank of the Kenyetto Creek near Mill Street in the 1930's. In 1960, a

third well was developed in the Mill Street area. In 1978, all pervious wells were abandoned and two (2) new wells were developed on the Second Avenue site that are still being utilized today.

The Village of Broadalbin's water distribution system was also installed in 1928 and is still being utilized today. The system consists of a 300,000 gallon elevated (1,056ft) water tank and two (2) pump stations. Original water mains were both eight (8) and ten (10) inch diameter. In recent years, one and one-half (1.5) inch mains have been installed that have created pressure problems.

In 2009, the Town of Broadalbin created the Union Mills Road Water District consisting of 4,500 feet of water main along Union Mills road in the Town of Broadalbin. The District was created to provide municipal water to twenty-four (24) homes with wells contaminated from road salt stockpiled at the Town of Broadalbin Municipal Complex. In order to meet the additional water demands, the Town of Broadalbin paid for the cost to drill a third well for the Village of Broadalbin. The capacity of this new well is not currently known.

2. *Wastewater:*

In 1997, the Village of Broadalbin began operating a new wastewater collection and treatment facility. This treatment plant is located off the west side of Second Avenue in the Village. The facility consists of a bar rack/screen, grit chamber, primary clarification, rotating biological, secondary clarifiers, tertiary sand filtration and solids handling.

As shown below, the Village of Broadalbin water and wastewater treatment systems have available capacities.

VILLAGE OF BROADALBIN WATER AND WASTEWATER CAPACITIES

	WATER	WASTEWATER
Maximum Permitted Capacity (gpd)	361,000	150,000
Average Daily Usage (gpd)	109,000	86,000
Unused Capacity (gpd)	252,000	64,000
# of Village Accounts	508	531
# of Accounts Outside of Village	40	0

Source: 2002 Fulton County Water and Sewer Study

C. Town of Northampton:

1. *Water:*

The Town of Northampton's water supply system dates back to the early 1900's when the Fonda, Johnstown and Gloversville (FJ&G) railroad built the system to service the Sacandaga Park's amusement attractions and small colony of cottages. With the flooding of the Sacandaga Valley and creation of the Great Sacandaga Reservoir in the 1930's, the FJ&G abandoned the Sacandaga

Park and sold the system to private landowners. The Town ultimately acquired the system in 1988.

The original water system utilized reservoirs to supply water. In 1997, the Town drilled four (4) wells along County Highway 123 and added a new 100,000 gallon elevated storage tank for water supply that are still utilized today. All users are individually metered within the district.

The distribution system consists of two (2) to six (6) inch water mains and are in poor condition due to their age.

2. Wastewater:

As with the water supply system, the Town of Northampton acquired the previously established sewer system and treatment facility in 1985. The original treatment facility provided primary treatment through a settling tank prior to being discharged into the Great Sacandaga Lake. Not meeting Federal and State standards, the Town upgraded the system to include secondary treatment.

The current treatment facility consists of both Imhoff and equalization tanks, rotating biological contactors, secondary clarifier and a seasonal chlorinator. Solids are removed by truck to the Fulton County Landfill.

Like the existing water mains, the sewer mains are in poor condition due to age and water infiltration routinely occurs. Existing mains vary from 4 (four) to ten (10) inch in diameter.

As shown below, the Town of Northampton water and wastewater treatment systems have available capacities.

TOWN OF NORTHAMPTON WATER AND WASTEWATER CAPACITIES

	WATER	WASTEWATER
Maximum Permitted Capacity (gpd)	288,000	75,000
Average Daily Usage (gpd)	100,000	30,000
Unused Capacity (gpd)	188,000	40,000
# of Town Accounts	300	153

Source: 2002 Fulton County Water and Sewer Study

D. City of Gloversville:

1. Water:

The City of Gloversville has the largest municipal water supply system of any Fulton County municipality. The Gloversville Water Works Department operates the public water system.

The City of Groversville utilizes a series of reservoirs located north of the City: Rice Creek, Port Creek, Jackson Summit, Cameron and Lake Edward reservoirs. The City of Groversville owns and operates a water treatment facility that consists of pre-sedimentation, aeration, coagulation, settling, multimedia filtration, corrosion control, pH adjustment, fluoridation and chlorination.

The City of Groversville's water distribution system varies from four (4) inch to twenty (20) inch diameter piping. Original piping was constructed of cast iron, while newer pipes are ductile iron. The Groversville Water Works reports that the overall distribution system consists of 100 miles of piping, some being located in the Town of Johnstown.

A series of pumps boost water pressure within several areas of the city, one pumping to fill a water tower on East Fulton Street Extension.

As shown below, the City of Groversville's water system has available capacity.

CITY OF GLOVERSVILLE WATER CAPACITY

	WATER
Maximum Permitted Capacity (mgd)	6.8
Average Daily Usage (mgd)	1.8
Unused Capacity (mgd)	5.0
# of City Accounts	5,646
# of Accounts Outside City	492

Source: 2002 Fulton County Water and Sewer Study

E. Groversville-Johnstown Joint Wastewater Treatment Facility (GJJWTF):

The City of Groversville and City of Johnstown jointly own the Groversville-Johnstown Joint Wastewater Treatment Facility (GJJWWTF). The GJJWWTF is located at the southern end of the City of Johnstown along Union Avenue Extension. Built in 1972 and updated in 1991 and 2009, the GJJWWTF treats both the domestic and industrial wastewater generated in the two (2) Cities.

The GJJWWTF consists of a mechanically cleaned bar/rack screen, a hand cleaned coarse screen, grit chamber, primary clarifier, activated sludge process, secondary clarification and metering



with parshall flume. Solids are processed using two-stage anaerobic solids digestion, gravity sludge thickening, beltfilter press for dewatering and sludge conditioning and storage. Solids are disposed of at the Fulton County Landfill. Treated wastewater is discharged into the Cayadutta Creek.

All sewer lines in each city are owned and maintained by each City. The sewer trunk line is owned by the GJJWWTF.

All properties located within either the City of Johnstown or City of Groversville are

eligible to receive municipal sewer service. All requests for municipal service outside of the two Cities must be made to and be approved by the Joint Sewer Board and both Cities.

There are both residential and non-residential customers currently serviced by the GJJWWTF. Non-household customers include the State of New York, Fulton County, Dean's Dog, Walmart, Walgreens, Meco School, Meco Fire Dept. and Stewarts and others. In the early 1990's, New York State extended a sewer line from the City of Gloversville out Hales Mills Road to Route 29, then along Route 29 and then along Maloney Road to the Hale Creek Correctional Facility and the recently-closed Tryon Campus. This sewer line remained in the ownership of the State of New York.

As shown below, the GJJWWTF has available wastewater treatment capacity.

GLOVERSVILLE-JOHNSTOWN JOINT WASTEWATER TREATMENT FACILITY

	WASTEWATER
Maximum Permitted Capacity (mgd)	13.1 mgd
Average Daily Usage (mgd)	6.0 mgd
Available Capacity (mgd)	7.1 mgd

Source: 2002 Fulton County Water and Sewer Study

F. Summary of System Capacities:

1. Water:

	<u>Permitted Capacity</u>	<u>Average Daily Use</u>	<u>Available Capacity</u>
Village of Mayfield :	.15 mgd	.09 mgd	.06 mgd
Village of Broadalbin :	.36 mgd	.11 mgd	.25 mgd
Town of Northampton :	.28 mgd	.10 mgd	.18 mgd
City of Gloversville :	6.80 mgd	1.00 mgd	5.80 mgd
Total :	7.59 mgd	1.30 mgd	6.29 mgd

2. Wastewater:

	<u>Permitted Capacity</u>	<u>Average Daily Use</u>	<u>Available Capacity</u>
Village of Mayfield :	.12 mgd	.05 mgd	.07 mgd
Village of Broadalbin :	.15 mgd	.09 mgd	.06 mgd
Town of Northampton :	.07 mgd	.03 mgd	.04 mgd
GJJWWTP :	13.10 mgd	6.00 mgd	7.10 mgd
Total :	13.44 mgd	6.17 mgd	7.27 mgd

As shown above, there is currently municipal water and wastewater capacities available to the Town of Mayfield. The challenge for the Town is to negotiate an arrangement with one of these municipalities to obtain an allocation of water and wastewater treatment capacities for use in the Town of Mayfield.

3. OPTIONS FOR PROVIDING MUNICIPAL WATER AND SEWER SERVICES TO TOWN OF MAYFIELD:

At present, water and sewer services in the Town of Mayfield are provided through the utilization of private groundwater wells and septic systems. This has been a longstanding practice and one which can continue to serve the Town in the future. However, the utilization of private septic systems has certain limitations. These limitations are a function of soil conditions. In areas of the Town where poor draining soils exist, septic systems may not function. As a result, it becomes difficult to develop areas with poor soils. However, if a municipal sewer system was available, areas of poor draining soils may still be developed. In addition, there are other potential limitations to utilizing private septic systems. Private septic systems can also be a threat to groundwater wells even in areas of well-draining soils.

The alternate to utilizing groundwater wells and private septic systems is to develop municipal water and sewer systems for the Town. The availability of municipal water and sewer services would help protect the public's health and encourage development along the routes of those water and sewer lines. However, the development of water and sewer lines and treatment facilities would also obligate the Town to operate and maintain municipal infrastructure.

There are two (2) options available for the Town of Mayfield to make municipal water and sewer services available in the Town:

A. Contract with Existing Municipality for Water and/or Sewer Service Capacities:

There are two (2) basic options available for the Town of Mayfield to contract with other municipalities:

1. Village of Mayfield/Broadalbin:

- Town executes agreement(s) with either Village to obtain an allocation of water and/or sewer capacity for the Town.

2. City of Gloversville:

- Town executes agreement with City of Gloversville to obtain an allocation of water and/or sewer services for the Town.

Once an allocation of water and/or wastewater capacity was available, the Town would then determine the area of the Town it would like to have water and sewer service provided to. Once the area is defined, the next step would be for the Town to create Town Water and/or Sewer Districts. The Town Water and Sewer District would be responsible to install, operate and maintain the water and sewer lines within the Districts. The Town would be required to hire an engineering firm to prepare a Map, Plan and Report of the proposed Water or Sewer District. Town Law requires the preparation of a Map, Plan and Report as part of the legal process to create a Town Water or Sewer District.

B. Town Develops its own Water and/or Sewer System:

1. Water:

- a. Groundwater wells.
- b. Surface impoundment.

2. Sewer:

- a. Packaged Wastewater Treatment Plant.
- b. Wastewater Treatment Plant.

This option would also require the creation of Town Water or Sewer Districts. However, in lieu of the Town contracting with another entity to provide the water and/or sewer capacities, the Town would provide those capacities directly. Engineering studies would be required to verify the quantity and quality of water that may be available as well as what treatment system would best meet the needs of the Town. State Permits would also have to be obtained to create, operate and maintain municipally-operated water or wastewater treatment systems.

4. INFRASTRUCTURE PLAN:

There are several criteria that typically need to be met in order for a parcel of land to be considered developable. They include:

1. Good access.
2. Flat land.
3. No wetlands.
4. Good soils.
5. Zoned for development.
6. Undeveloped preferred but lands currently developed could be redeveloped.

By applying these criteria to the Town of Mayfield, several areas are identified as having the strongest potential for development occur:

1. NYS Route 30 just north and south of Village of Mayfield.
2. NYS Route 30 intersection with NYS Route 349.
3. NYS Route 30/29 intersection in Vail Mills.

At present, commercial development exists along Route 30 from the Town of Perth line at the southern end of the Town to Route 30's intersection with 30A and then north along Route 30 just past the Village of Mayfield. There are several areas of more concentrated commercial development along this corridor coupled with areas of residential development. Development along the Route 30 Corridor is currently supported by private wells and septic systems. At present, there are no municipal water and sewer lines located outside of the Village of Mayfield on NYS Route 30.

In an ideal world, the vision of this Comprehensive Plan would be to have municipal water and sewer infrastructure installed from the Village of Mayfield south to Route 30's intersection with Route 30A and then south along Route 30 to the Town of Perth border. The installation of municipal water and sewer infrastructure along this entire route would certainly encourage the type of residential, commercial and

retail development envisioned by this Comprehensive Plan. However, the reality is that the cost of installing water and sewer lines over such a distance would be cost prohibitive.

Based upon the criteria referenced above and the input received from local businessmen and developers, the area of the Town having the most potential for development are lands immediately adjacent to the Villages of Mayfield and Broadalbin. This is because these lands are closest to the existing population center in the Village and it's the shortest distance and lowest cost to extend municipal infrastructure to. In addition, the Village of Mayfield already provides services to approximately 30 properties in the Town of Mayfield.

As a result, it is the vision of the Comprehensive Plan that the Town of Mayfield work with the Villages of Mayfield and Broadalbin to develop plans to extend both Village's water and sewer systems into the two (2) Resource Hubs as well as other properties in the Town adjacent to the Villages. The Town should work with both Village Boards to develop plans to identify what properties in the Town the Village's water and sewer systems could reasonable service.

To determine what properties could be serviced by each Village's water and sewer systems, an engineering study should be conducted. This study should only be pursued by the Town if one or both of the Villages agree to extend water and sewer services into the Town. If one or both agree, the Town of Mayfield should hire a professional engineer to:

1. Work with both Villages to verify the available capacities in both Village's water and sewer systems.
2. Work with both Villages and Town to identify the properties adjacent to the Village that have the best potential to be developed and that could be serviced by both Village's water and sewer systems.
3. Calculate the projected volume of water and wastewater that would be required to service these properties adjacent to both Villages.
4. Estimate the cost of extending both Village's water and sewer lines to service these properties.
5. Estimate the cost of any improvements/upgrades to both Village's water and sewer systems that may be required to extend both Village's water or sewer lines into the Town.

The information generated from this engineering study would help determine the feasibility and cost of having water and sewer services provided to these areas adjacent to the Village of Mayfield and Broadalbin. At that time, the Town could decide whether to formally ask the Villages for water and sewer capacities and whether to pursue the creation of Town Water and Sewer Districts.

The anticipated cost of providing this water and sewer infrastructure may be significant. The Town of Mayfield should develop its conceptual plans for this infrastructure and then to seek State and federal grants to help pay for these costs. The engineering study should contemplate having the water and sewer infrastructure installed in phases commensurate with the funding that may be available at any given time to construct infrastructure.

The vision of the Comprehensive Plan is for:

1. The Town to develop a plan for extending water and sewer services into the Town.
2. The Town to obtain the approval and consent of the Villages of Mayfield and Broadalbin to extend their water and sewer lines into the Town per the Town's plan.
3. The Town creates the required Town Water and Sewer Districts.

4. The Town considers as an alternative to using either Village's sewer system, the utilization of packaged sewer systems to provide sewer collection and treatment services to the Resource Hubs and other areas of concentrated development in the Town that may need sewer services.

The completion of these tasks would put into place the plans and all approvals necessary to allow for either Village's water and sewer lines to be extended. With these plans and approvals in place, the Town would be able to market and promote the properties to be serviced by either Village's water and sewer lines to prospective businesses and developers. It is conceivable that new businesses looking to develop these parcels may be willing to pay for the cost to extend the water and sewer lines to one of the properties they want to develop. A business or developer's interest/willingness to do so would be greatly strengthened by the Town already having a plan in place and the local and State approval in place to allow for either Village's water and sewer lines to be extended.

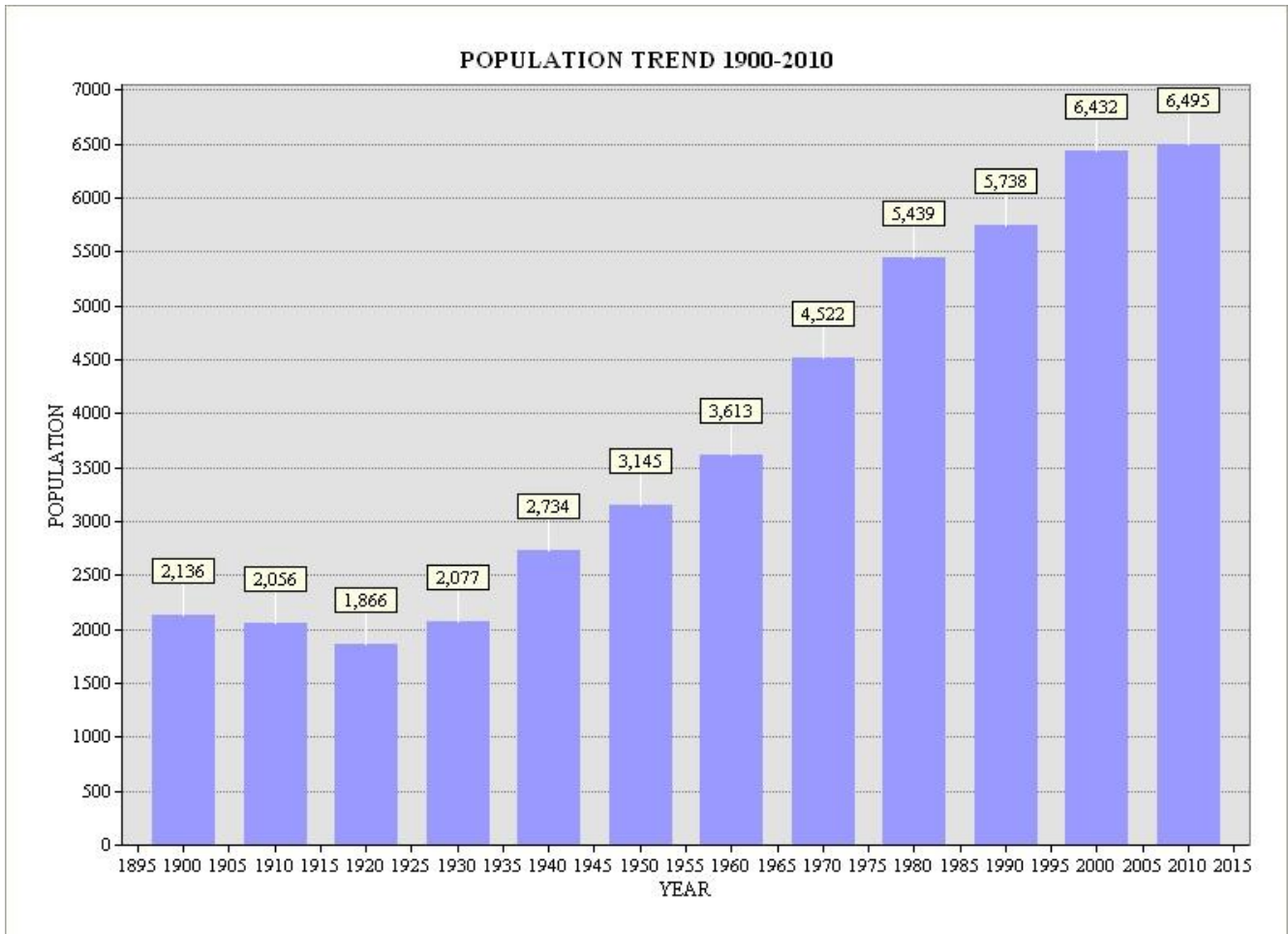
5. RECOMMENDATIONS:

- A. **The Town of Mayfield should work with both the Village of Mayfield and Village of Broadalbin to develop plans to extend each Village's water and sewer lines out to the two (2) proposed Resource Hubs and other properties located adjacent to the Villages.**
- B. **If one or both Villages are willing to extend their water and sewer lines into the Resource Hubs and/or other properties in the Town, the Town of Mayfield should hire an engineering firm to prepare an Engineering Study that would:**
 1. **Verify the available capacities in the Villages of Mayfield and Broadalbin water and sewer systems.**
 2. **Identify all properties in Resource Hubs and other properties in the Town situated adjacent to the Villages that could be serviced by the Village's water and sewer systems.**
 3. **Calculate the projected volume of water and wastewater that would be required to service these properties.**
 4. **Estimate the cost of extending each Village's water and sewer lines to service these properties.**
 5. **Estimate the cost of any improvements/upgrades to each Village's water and sewer systems that may be required to extend each Village's water or sewer lines into the Town.**
 6. **Evaluate how water and sewer services could extend from each Village to serve adjacent properties located along NYS Route 30/29 and other adjoining roads.**
 7. **Evaluate the cost of extending water and sewer lines to these areas adjacent to the each Village.**
 8. **Identify what properties should be included in any Town Water and Sewer District.**
- C. **The Town of Mayfield should pursue the creation of Town Water and Sewer Districts.**
- D. **The Town of Mayfield should consider using packaged wastewater systems to provide wastewater collection and treatment services to Resource Hubs and other areas of concentrated development that may need sewer services.**

CHAPTER IX TOWN PROFILE

1. Population Trends:

In 1900, the Town of Mayfield's population was 2,136. By 1920, the Town's population declined to 1,866. Since 1930, the Town's population has steadily increased. The 2010 Census showed that there are 6,495 residents in the Town.



The Town's population growth from 1930-2000 is not unique to the Town of Mayfield. As shown in the following table, similar increases were experienced in most Towns in Fulton County.

POPULATION TRENDS IN FULTON COUNTY

MUNICIPALITY	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
City of Gloversville	18,349	20,642	22,075	23,099	23,329	23,634	21,741	19,677	17,836	16,656	15,413	15,665
City of Johnstown	10,130	10,447	10,908	10,801	10,666	10,923	10,390	10,045	9,360	9,058	8,511	8,743
Total Cities	28,479	31,089	32,983	33,900	33,995	34,557	32,131	29,722	27,196	25,714	23,924	24,408
Bleecker	603	500	389	202	190	220	245	294	463	515	573	533
Broadalbin	1,946	1,845	1,949	2,226	2,300	2,543	2,945	3,542	4,074	4,397	5,066	5,260
Caroga	470	441	332	306	408	462	568	822	1,177	1,337	1,407	1,205
Ephratah	1,566	1,312	1,038	949	1,045	1,063	1,237	1,297	1,564	1,556	1,693	1,682
Johnstown	2,661	2,511	1,948	2,612	3,561	4,153	5,120	5,750	6,719	6,418	7,166	7,098
Mayfield	2,136	2,056	1,866	2,077	2,734	3,145	3,613	4,522	5,439	5,738	6,432	6,495
Northampton	2,226	2,228	2,191	1,919	1,761	1,925	2,033	2,379	2,289	2,705	2,760	2,670
Oppenheim	1,258	1,241	1,812	1,147	1,202	1,290	1,223	1,431	1,806	1,848	1,774	1,924
Perth	667	695	596	838	1,000	1,299	1,768	2,383	3,261	3,377	3,638	3,646
Stratford	830	607	453	384	401	464	421	495	625	586	640	610
Total Towns	14,363	13,436	12,574	12,660	14,602	16,564	19,173	22,915	27,417	28,477	31,149	31,123
Total Fulton County	42,842	44,525	45,557	46,560	48,597	51,121	51,304	52,637	54,613	54,191	55,073	55,531

The 2010 Census showed that a long term trend of population growth in the ten (10) towns and a decline in the two (2) Cities may have reversed. In 2010, the population in the ten (10) towns was 31,123, which was a decline of 26 from 2000. In comparison, the population in the two (2) Cities increased by 484 between 2000 and 2010.

The following is a summary of key population trends in Fulton County based upon the results of the 2010 Census:

- 1) Between 2000 and 2010, Fulton County's overall population increased by 458 or 0.8%.
- 2) Between 2000 and 2010, the population of the Cities of Gloversville and Johnstown increased by 484 or 2.0%.
- 3) Between 2000 and 2010, the population in the towns decreased by 26 or 0.1%.
- 4) Between 2000 and 2010, the City of Gloversville had the highest absolute population increase with 252 followed by the City of Johnstown with 232.
- 5) Between 2000 and 2010, six (6) of the ten (10) towns in Fulton County experienced population decreases. Of the four (4) towns whose populations grew, Mayfield ranks third with a population increase of 63.
- 6) The increased populations in the two (2) Cities in 2010 reverses a 50-year trend of population decreases.
- 7) The decreased population of the ten (10) towns in 2010 reverses an 80-year trend of population increases.

- 8) The following table compares the trends in the distribution of Fulton County's population between the Cities and Towns:

Year	Total Population in Cities	% Total	Total Population in Towns	% Total	Total County Population
1950	34,557	67.6%	16,564	32.4%	51,121
1960	32,131	62.6%	19,173	37.4%	51,304
1970	29,722	56.5%	22,915	43.5%	52,637
1980	27,196	49.8%	27,417	50.2%	54,613
1990	25,714	47.5%	28,477	52.5%	54,191
2000	23,924	43.4%	31,149	56.6%	55,073
2010	24,408	44.0%	31,123	56.0%	55,531

The age of the Town of Mayfield's population has been increasing at a rate greater than Fulton County as a whole. As shown in the table below, the average age of Town residents increased from 31.3 in 1980 to 45.4 in 2010, an increase of 14.1 years or 45%, while the County's overall average age increased by only 9.0 years or 27.4% during the same time period. From 2000-2010, the average age of the Town's population increased 16.7% which was the third highest percent increase of all municipalities in Fulton County.

MEDIAN AGE IN FULTON COUNTY MUNICIPALITIES 1980-2010

Municipality	1980	1990	2000	2010	Change 1980- 2010	% Change 1980-2010	Change 2000- 2010	% Change 2000-2010
City of Gloversville	34.1	34.9	37.3	37.1	3.0	8.8%	-0.2	-0.5%
City of Johnstown	33.4	35.9	39.0	40.4	7.0	21.0%	1.4	3.6%
Town of Bleecker	33.4	37.0	45.0	51.7	18.3	54.8%	6.7	14.9%
Town of Broadalbin	32.3	35.5	37.8	41.4	9.1	28.2%	3.6	9.5%
Town of Caroga	32.3	35.5	41.7	46.9	14.6	45.2%	5.2	12.5%
Town of Ephratah	29.2	32.1	36.7	44.2	15.0	51.4%	7.5	20.4%
Town of Johnstown	32.7	37.7	40.1	44.7	12.0	36.7%	4.6	11.5%
Town of Mayfield	31.3	34.8	38.9	45.4	14.1	45.0%	6.5	16.7%
Town of Northampton	32.5	37.3	42.0	46.0	13.5	41.5%	4.0	9.5%
Town of Oppenheim	29.2	31.7	38.2	41.5	12.3	42.1%	3.3	8.6%
Town of Perth	30.9	33.2	36.6	43.2	12.3	39.8%	6.6	18.0%
Town of Stratford	26.8	31.7	40.8	46.2	19.4	72.4%	5.4	13.2%
Fulton County	32.8	35.2	38.6	41.8	9.0	27.4%	3.2	8.3%

The 2010 Census showed that the Town of Mayfield has the fifth oldest average age of all Fulton County municipalities, with the Town of Bleecker having the oldest (51.7). In comparison, the average age of the population of the entire State of New York is 38.0.

TOWN OF MAYFIELD POPULATION TRENDS

1980-2010

	1980	1990	2000	2010
Total Population	5,439	5,738	6,432	6,495
Population Per Household	2.9	2.76	2.53	2.42
Median Age	31.3	34.8	38.9	45.4
Population 65+	598	748	907	1,117
% of Fulton County's 65+	7.3%	8.3%	10.1%	12.5%
Population 75+	188	448	412	482
Population 85+	--	54	72	135

Not only has the average age of the Town's population grown, but so has its elderly population. As shown below, the Town of Mayfield's 65+ population grew significantly between 1980 and 2010. Next to the Towns of Perth and Bleeker, the Town of Mayfield experienced the third largest percent increase in 65+ population from 1980-2010 of all municipalities in Fulton County. In 2010, 21.8% of all 65+ persons living in the ten (10) towns in Fulton County live in the Town of Mayfield.

TRENDS IN 65+ POPULATION IN FULTON COUNTY MUNICIPALITIES

1980-2010

Municipality	1980	1990	2000	2010	Change	% Change
City of Gloversville	3,326	3,300	2,754	2,188	-1138	-34.2%
City of Johnstown	1,639	1,774	1,634	1,597	-42	-2.6%
Total Cities	4,965	5,074	4,388	3,785	-1180	-36.7%
Town of Bleeker	57	73	102	107	50	87.7%
Town of Broadalbin	484	617	685	713	229	47.3%
Town of Caroga	133	158	234	195	62	46.6%
Town of Ephratah	142	146	199	244	102	71.8%
Town of Johnstown	907	1,007	1,191	1,235	328	36.2%
Town of Mayfield	598	748	907	1,117	519	86.8%
Town of Northampton	390	417	490	547	157	40.3%
Town of Oppenheim	195	216	233	257	62	31.8%
Town of Perth	291	442	464	598	307	105.5%
Town of Stratford	76	69	87	103	27	35.5%
Total Towns	3,273	3,893	4,592	5,116	1,843	56.3%
Fulton County	8,238	8,961	8,980	8,901	663	8.0%

At the other end of the age spectrum, between 2000-2010, the number of school-age children (5-19) decreased by 271 or 19%. This was a dramatic change from the previous decade. Between 1990-2000, the number of school-age children had increased by 159 or 21.3%. The declining number of school-age children will have an impact on school enrollments.

TOWN OF MAYFIELD
POPULATION BY AGE
1990-2010

	1990	2000	2010	2000-2010 Change	2000-2010 % Change
Under 5	387	324	302	-22	-6.8%
5-9	412	479	344	-135	-28.2%
10-14	444	511	379	-132	-25.8%
15-19	431	446	442	-4	-0.9%
20-24	319	273	310	37	13.6%
25-34	899	736	632	-104	-14.1%
35-44	883	1,080	859	-221	-20.5%
45-54	669	1,002	1,158	156	15.6%
55-59	265	385	498	113	29.4%
60-64	281	289	454	165	57.1%
65-74	454	495	635	140	28.3%
75-84	240	340	347	7	2.1%
85+	54	72	135	63	87.5%
Total	5,738	6,432	6,495	63	1.0%

2. **Housing Trends:**

A. Total Housing Units:

As shown below, in 2010, there were 3,436 housing units in the Town. This is an increase of 225 or 7% from 2000. Between 1970-2010, the total number of housing units in the Town of Mayfield increased by 1,475. During that same time period, the Town's population grew by 1,973. Between 1970-2010, the Town of Mayfield has had the greatest increase in housing units of any Fulton County municipality.

TRENDS IN NUMBER OF HOUSING UNITS IN FULTON COUNTY MUNICIPALITIES
1970-2010

Municipality	1970	1980	1990	2000	2010	Change 2000-2010	% Change
City of Gloversville	7,514	7,795	7,596	7,540	7,477	-63	-0.8%
City of Johnstown	3,693	3,912	3,971	3,979	4,047	68	1.7%
Total Cities	11,207	11,707	11,567	11,519	11,524	5	0.0%
Town of Bleecker	267	344	380	429	487	58	13.5%
Town of Broadalbin	1,657	2,028	2,287	2,625	2,736	111	4.2%
Town of Caroga	1,538	1,713	1,797	1,794	1,708	-86	-4.8%
Town of Ephratah	425	603	601	720	759	39	5.4%
Town of Johnstown	1,937	2,412	2,459	2,728	2,914	186	6.8%
Town of Mayfield	1,961	2,650	2,777	3,211	3,436	225	7.0%
Town of Northampton	1,268	1,685	1,843	1,962	2,026	64	3.3%
Town of Oppenheim	544	691	791	858	897	39	4.5%
Town of Perth	751	1,143	1,277	1,416	1,529	113	8.0%
Town of Stratford	422	531	481	525	546	21	4.0%
Total Towns	10,770	13,800	14,693	16,268	17,038	770	4.7%
Fulton County	21,977	25,507	26,260	27,787	28,562	775	2.8%

B. Year Around Housing:

As shown below, in 2010, there were 2,669 year around housing units in the Town, which represents 78% of all housing units. In 1970, there were 1,510 year around housing units, which represented approximately 77% of the Town's total housing stock. However, between 1970-2010, Mayfield has experienced the greatest overall increase of year-round housing units of any Fulton County municipality with an increase of 1,159 units.

TRENDS IN NUMBER OF YEAR ROUND HOUSING UNITS IN FULTON COUNTY MUNICIPALITIES 1970-2010

Municipality	1970	1980	1990	2000	2010	Change	% Change
City of Gloversville	7,508	6,792	6,927	6,500	6,486	-1,022	-13.6%
City of Johnstown	3,691	3,908	3,732	3,579	3,686	-5	-.14%
Total Cities	11,199	11,700	10,659	10,079	10,172	-1,027	-13.7%
Town of Bleecker	108	206	198	232	240	132	122.0%
Town of Broadalbin	1,619	1,546	1,658	1,951	2,110	491	30.3%
Town of Caroga	287	461	489	588	526	239	83.3%
Town of Ephratah	393	543	521	625	655	262	66.7%
Town of Johnstown	1,824	2,280	2,239	2,471	2,596	772	42.3%
Town of Mayfield	1,510	1,983	2,139	2,535	2,669	1,159	76.8%
Town of Northampton	1,088	1,127	1,063	1,163	1,151	63	5.8%
Town of Oppenheim	481	643	650	785	730	249	51.8%
Town of Perth	744	1,140	1,182	1,318	1,461	717	96.4%
Town of Stratford	189	211	197	237	244	55	29.1%
Total Towns	8,243	10,140	10,336	11,905	12,382	4,139	50.2%
Fulton County	19,442	21,840	20,995	21,984	23,554	4,112	21.2%

C. Seasonal Housing Units:

As shown below, between 2000-2010, there were 136 new seasonal units added to the Town which was the largest increase in any municipality in Fulton County during that time period. In 2010, the Town had a total of 614 seasonal housing units, which represents 18% of all housing units. Mayfield has experienced a rise and fall of seasonal units within the Town. Between 1970-1980, there was an increase of 216 seasonal units, followed by a decrease of 189 units between 1980-2000. Mayfield has recently experienced another rise with 136 seasonal units between 2000-2010.

TRENDS IN NUMBER OF SEASONAL UNITS IN FULTON COUNTY MUNICIPALITIES 1970-2010

Municipality	1970	1980	1990	2000	2010	Change 2000-2010	% Change
City of Gloversville	6	3	16	31	48	17	55%
City of Johnstown	2	4	11	12	26	14	117%
Total Cities	8	7	27	43	74	31	72%
Town of Bleecker	159	138	156	170	232	62	36%
Town of Broadalbin	38	482	513	531	479	-52	-10%
Town of Caroga	1,251	1,252	1,279	1,130	1,114	-16	-1%
Town of Ephratah	32	60	39	46	54	8	17%
Town of Johnstown	113	132	116	158	190	32	20%
Town of Mayfield	451	667	563	478	614	136	28%
Town of Northampton	180	558	708	716	761	45	6%
Town of Oppenheim	63	48	86	91	100	9	10%
Town of Perth	7	3	17	19	9	-10	-53%
Town of Stratford	233	320	267	249	280	31	12%
Total Towns	2,527	3,660	3,744	3,588	3,833	245	7%
Fulton County	2,535	3,667	3,771	3,631	3,907	276	8%

D. Housing Type:

1. Owner Occupied:

In 2010, there were 2,162 owner-occupied housing units in the Town, which represented 64% of all housing units. In 1970, there were only 1,214 owner-occupied units, which represented 62% of the housing stock. Compared to the remainder of Towns in Fulton County between 1970-2010, Mayfield has the fourth highest percent change (78.1%) in the number of Owner-Occupied Housing Units.

TRENDS IN NUMBER OF OWNER-OCCUPIED HOUSING UNITS IN FULTON COUNTY MUNICIPALITIES

1970-2010

Municipality	1970	1980	1990	2000	2010	2000-2010 Change	% Change
City of Gloversville	4,164	4,064	3,802	3,515	3,356	-159	-4.5%
City of Johnstown	2,247	2,293	2,273	2,136	2,162	26	1.2%
Total Cities	6,411	6,357	6,075	5,651	5,518	-133	-2.4%
Town of Bleecker	91	156	174	221	231	10	4.5%
Town of Broadalbin	941	1,236	1,409	1,639	1,748	109	6.7%
Town of Caroga	245	356	434	533	471	-62	-11.6%
Town of Ephratah	332	456	463	563	568	5	0.9%
Town of Johnstown	1,549	1,950	2,021	2,208	2,313	105	4.8%
Town of Mayfield	1,214	1,641	1,844	2,122	2,162	40	1.9%
Town of Northampton	601	776	803	879	871	-8	-0.9%
Town of Oppenheim	352	500	557	597	625	28	4.7%
Town of Perth	609	925	1,041	1,159	1,270	111	9.6%
Town of Stratford	131	173	178	204	210	6	2.9%
Total Towns	6,065	8,169	8,924	10,125	10,469	344	3.4%
Fulton County	12,476	14,526	14,999	15,776	15,987	211	1.3%

TOWN OF MAYFIELD

HOUSING UNITS

1990-2010

TYPE	1990	2000	2010
1 Unit, Detached	2,083	2,193	TBD
1 Unit, Attached	20	26	TBD
2 to 4 Units	115	135	TBD
5 to 9 Units	5	1	TBD
10 or more Units	2	78	TBD
Mobile Home, Trailer, Other	552	778	TBD

With regards to the size of housing units, there was one notable change between 1990 and 2000. The number of 10 or more Units category increased by 76 units, due to the development of Petoff Garden Apartments and other similar developments.

2. Renter Occupied:

As shown below, between 2000-2010 the number of Renter-occupied housing units in the Town increased from 413 to 507. Since 1970, the number of renter-occupied housing units in the Town has increased from 303 or 149%.

TRENDS IN NUMBER OF RENTER-OCCUPIED HOUSING UNITS IN FULTON COUNTY MUNICIPALITIES

1970-2010

Municipality	1970	1980	1990	2000	2010	Change 2000-2010	% Change 2000-2010
City of Gloversville	2,958	3,112	3,125	2,985	3,130	145	4.9%
City of Johnstown	1,215	1,368	1,459	1,443	1,524	81	5.6%
Total Cities	4,173	4,480	4,584	4,428	4,654	226	5.1%
Town of Bleecker	7	9	20	11	9	-2	-18.2%
Town of Broadalbin	163	200	250	312	362	50	16.0%
Town of Caroga	19	46	59	55	55	0	0.0%
Town of Ephratah	38	50	55	62	87	25	40.3%
Town of Johnstown	183	195	218	263	278	15	5.7%
Town of Mayfield	204	239	304	413	507	94	22.8%
Town of Northampton	178	243	250	284	280	-4	-1.4%
Town of Oppenheim	80	106	93	88	105	17	19.3%
Town of Perth	75	146	141	159	191	32	20.1%
Town of Stratford	22	19	22	33	25	-8	-24.2%
Total Towns	969	1,253	1,412	1,680	1,899	219	13.0%
Fulton County	5,142	5,733	5,996	6,108	6,553	445	7.3%

3. Income Trends:

The Town of Mayfield's 2000 median household income was \$37,982. That total was higher than the overall County median household income of \$33,663. The Town of Mayfield's 2000 income per capita of \$17,972 was also higher than the overall County's total of \$15,207.

TOWN OF MAYFIELD INCOMES 1980-2000

	1980	1990	2000	% Change
<u>Town:</u>				
Per Capita	\$ 6,039	\$ 11,917	\$ 17,972	66.4%
Median Household	\$ 14,814	\$ 28,263	\$ 37,982	61%
<u>County:</u>				
Per Capita	\$ 5,973	\$ 11,330	\$ 15,207	61%
Median Household	\$ 13,898	\$ 23,862	\$ 33,663	59%

The 2000 Census showed that 22.5% of Mayfield's 2,522 households earned an average income between \$50,000-\$74,999 dollars respectively. In addition, 896 of the 2,522 households in the Town, or 35.5%, had a family income over \$50,000. Compared to the County as a whole, Mayfield's household incomes are higher than the County.

**TOWN OF MAYFIELD
FAMILY AND HOUSEHOLD INCOME RANGES
2000**

Range	Households	%	Families	%
Less than \$10,000	138	5.5%	43	2.4%
\$10,000 - \$14,999	198	7.9%	69	3.8%
\$15,000 - \$24,999	394	15.6%	233	12.9%
\$25,000 - \$34,999	425	16.9%	320	17.7%
\$35,000 - \$49,999	471	18.7%	388	21.5%
\$50,000 - \$74,999	567	22.5%	460	25.5%
\$75,000 - \$99,999	166	6.6%	127	7.0%
\$100,000 - \$149,999	118	4.7%	118	6.5%
\$150,000 - \$199,999	25	1.0%	25	1.4%
\$200,000	20	0.8%	20	1.1%
Total	2522		1803	

4. Poverty:

As shown below, in 2000, there were 548 individuals living in poverty in the Town of Mayfield. This was a decline of 7.3% from 1990.

**# OF INDIVIDUALS BELOW POVERTY LEVEL IN FULTON COUNTY MUNICIPALITIES
1970-2000**

Municipality	1970	1980	1990	2000	Change (1990-2000)	% Change (1990-2000)
City of Gloversville	1,529	2,573	2,831	2,929	98	3.5%
City of Johnstown	648	1,050	1,186	1,094	-92	-7.8%
Total Cities	2,177	3,623	4,017	4,023	6	0.2%
Town of Bleecker	12	40	51	25	-26	-51.0%
Town of Broadalbin	255	378	301	260	-41	-13.6%
Town of Caroga	12	179	144	124	-20	-13.9%
Town of Ephratah	111	220	215	257	42	19.5%
Town of Johnstown	537	341	470	576	106	22.6%
Town of Mayfield	323	558	591	548	-43	-7.3%
Town of Northampton	311	526	414	302	-112	-27.1%
Town of Oppenheim	323	262	332	222	-110	-33.1%
Town of Perth	121	173	237	199	-38	-16.0%
Town of Stratford	62	97	117	150	33	28.2%
Total Towns	2067	2774	2635	2663	28	1.1%
Fulton County	4244	6397	6652	6686	34	0.5%

As illustrated in the chart below, in 2000, the Town of Mayfield had the eighth lowest percent of its population living in poverty of all Fulton County municipalities. The Town of Stratford had the greatest percent of any Fulton County municipality living in poverty while the Town of Bleecker has the least.

% POPULATION IN FULTON COUNTY MUNICIPALITIES
LIVING IN POVERTY

Municipality	1970 (%)	1980 (%)	1990 (%)	2000 (%)	RANK 2000 Highest To Lowest %
Town of Stratford	12.5	15.5	20.0	23.4	1
City of Gloversville	7.8	14.4	17.0	19.0	2
Town of Ephratah	8.6	14.1	13.8	15.2	3
City of Johnstown	6.5	11.2	13.1	12.9	4
Town of Oppenheim	22.6	14.5	18.0	12.5	5
Town of Northampton	13.1	23.0	15.3	11.0	6
Town of Caroga	1.5	15.2	10.7	8.8	7
Town of Mayfield	7.1	10.3	10.3	8.5	8
Town of Johnstown	9.3	5.1	7.3	8.0	9
Town of Perth	5.1	5.3	7.0	5.5	10
Town of Broadalbin	7.2	9.3	6.8	5.1	11
Town of Bleecker	4.1	8.6	9.9	4.4	12

5. Existing Land Uses:

The Town Assessor identifies the existing land use of every parcel of land in the Town of Mayfield. The following table summarizes how the Town of Mayfield Assessor classified existing land uses of all tax parcels in the Town in the 2011 assessment roll:

Land Use	# of Parcels	%	Acres	%
Vacant	879	25%	13,663	39%
Residential	2,422	68%	11,570	32%
State Land	49	1%	4,214	12%
Agricultural	78	2%	3,249	9%
Government/Institutional/Utility	46	1%	1,621	5%
Commercial	123	3%	972	3%
Total	3,597	100%	35,289	100%

As shown above, 68% of all parcels of land in the Town are used for residential uses. Twenty-five percent (25%) of all tax parcels in the Town are vacant. The Agricultural Land Use category illustrates agricultural properties without a residential or commercial structure. Often times, a significant number of parcels (acreage) are not considered to be agricultural if there is a residential or commercial structure located on them as is the case within the Town of Mayfield. As per the Fulton County Agricultural District No. 1 inventory, the Town of Mayfield has 175 agricultural parcels encompassing 5,737 acres of viable agricultural land.

6. Town Assessed Valuations and Taxes:

The total assessed valuation of property in the Town is an important figure with respect to calculating tax rates. Since the costs of government typically rise each year for a number of reasons, a municipality's total assessed valuation of its properties must also increase in order to maintain stable tax rates. As shown below, the total assessed valuation of properties in the Town increased by 55.4% between 2000-2011. This has allowed the Town to maintain a very low Town tax rate. As shown below, the Town of Mayfield has the lowest 2011 Town tax rate of all Towns in Fulton County:

2011 Town Tax Rates:

Town of Ephratah	:	\$10.19
Town of Oppenheim	:	\$ 8.63
Town of Caroga	:	\$ 6.27
Town of Stratford	:	\$ 6.05
Town of Perth	:	\$ 3.18
Town of Bleecker	:	\$ 1.95
Town of Johnstown	:	\$ 1.09
Town of Broadalbin	:	\$ 0.90
Town of Northampton	:	\$ 0.90
Town of Mayfield	:	\$ 0.47

TRENDS IN TOWN OF MAYFIELD'S TOTAL ASSESSED VALUATION AND TOWN TAX LEVY

YEAR	TOTAL ASSESSED VALUATION SUBJECT TO TAX LEVY	TOTAL TOWN TAX LEVY
2000	\$ 208,927,646.00	\$ 75,213.95
2001	\$ 210,226,276.00	\$ 75,681.46
2002	\$ 213,082,043.00	\$ 74,578.72
2003	\$ 215,647,947.00	\$ 90,572.14
2004	\$ 220,075,528.00	\$ 92,431.72
2005	\$ 306,686,521.00	\$ 101,206.55
2006	\$ 309,428,193.00	\$ 104,175.10
2007	\$ 312,767,775.00	\$ 143,873.18
2008	\$ 317,706,278.00	\$ 146,144.89
2009	\$ 321,158,065.00	\$ 150,944.29
2010	\$ 322,621,763.00	\$ 148,406.01
2011	\$ 324,721,949.00	\$ 152,619.32
Change 2000-2011	\$ (+) 115,794,303.00	\$ (+) 77,405.37
% Change	(+) 55.42%	(+) 102.91%

As shown below, each year, the Town is apportioned the amount of the County tax levy Town residents must pay. That total dollar amount is then divided by the Town's assessed valuation to determine what the County's tax rate will be in the Town of Mayfield. As shown below, despite the total apportionment increasing by 33.4% over the past ten (10) years, the County's tax rate in the Town of Mayfield is \$1.97/1,000 or 14.2% less in 2011 than it was in 2000.

**TOWN OF MAYFIELD'S APPORTIONMENT
OF FULTON COUNTY'S TAX LEVY**

YEAR	TOWN'S APPORTIONMENT OF COUNTY TAX LEVY	COUNTY TAX RATE IN TOWN
2000	\$ 2,906,627.21	\$ 13.92
2001	\$ 2,984,096.12	\$ 14.20
2002	\$ 3,086,392.07	\$ 14.49
2003	\$ 3,424,135.99	\$ 15.88
2004	\$ 3,616,605.44	\$ 16.44
2005	\$ 4,299,951.01	\$ 14.03
2006	\$ 3,766,025.09	\$ 12.18
2007	\$ 3,308,407.28	\$ 10.58
2008	\$ 3,184,900.71	\$ 10.03
2009	\$ 3,467,578.60	\$ 10.80
2010	\$ 3,552,185.16	\$ 11.02
2011	\$ 3,877,689.44	\$ 11.95
Change 2000-2011	\$ (+) 971,062.23	\$ (1.97)
% Change	(+) 33.41%	-14.15%

In addition to Town taxes, Town of Mayfield residents also pay taxes for fire protection services. The following table shows the tax levy for both Fire Districts since 2000. In 2011, the two (2) Fire Districts' combined tax levy was \$209,977.30. This compares to the overall Town tax levy of \$152,619.32.

YEAR	TAX LEVY FOR FIRE DISTRICT 1	TAX LEVY FOR FIRE DISTRICT 2	TOTAL TAX LEVY
2000	\$ 29,720.90	\$ 119,733.20	\$ 149,454.10
2001	\$ 30,056.69	\$ 122,275.12	\$ 152,331.81
2002	\$ 31,708.27	\$ 130,875.74	\$ 162,584.01
2003	\$ 31,881.14	\$ 146,285.52	\$ 178,166.66
2004	\$ 31,977.69	\$ 147,052.23	\$ 179,029.92
2005	\$ 32,764.85	\$ 140,253.15	\$ 173,018.00
2006	\$ 36,238.99	\$ 143,568.11	\$ 179,807.10
2007	\$ 35,064.28	\$ 137,609.04	\$ 172,673.32
2008	\$ 33,599.97	\$ 137,520.64	\$ 171,120.61
2009	\$ 33,274.68	\$ 144,253.53	\$ 177,528.21
2010	\$ 38,456.42	\$ 150,715.26	\$ 189,171.68
2011	\$ 39,133.52	\$ 170,843.78	\$ 209,977.30
Change 2000-2011	\$ (+) 9,412.62	\$ (+) 51,110.58	\$ (+) 60,523.20
% Change	(+) 31.67%	(+) 42.69%	(+) 40.50%

Over the past 10 years, there has been a significant amount of residential development along the Great Sacandaga Lake shoreline. The following table compares the assessed valuation of residential properties in three (3) areas of the Town:

1. Along Great Sacandaga Lake shoreline.
2. Along Mayfield lake shoreline.
3. All other residential properties.

As shown in this table, residential properties bordering the Great Sacandaga Lake have an average assessed valuation of \$160,177. This compares to an average assessed valuation of residential properties bordering Mayfield Lake of \$84,073.

ASSESSED VALUATIONS OF RESIDENTIAL PROPERTIES

Property	Average Assessed Value	Total Assessed Value	%	# Parcels	% of Total
Residential Properties Bordering Great Sacandaga Lake	\$ 160,177	\$ 67,330,450	27.5%	417	17%
Residential Properties Bordering Mayfield Lake	\$ 84,073	\$ 3,820,600	1.5%	41	2%
All Others	\$ 90,177	\$177,017,356	71%	1,963	81%
Total	\$ 102,464	\$248,168,406	100%	2,422	

7. NYS Hudson River-Black River Regulating District (HRBRRD)

Recently, the HRBRRD has been under fire from local municipalities and school districts due to the districts inability to pay real property taxes. The HRBRRD manages roughly 20,000 acres of real estate within the County of Fulton, primarily under the Great Sacandaga Lake. Historically, the HRBRRD has had the ability to pay its real property taxes to the local municipalities and school districts through the district's ability to place an assessment on Federal Energy Regulatory Commission (FERC) licensed merchant hydropower companies lining the Hudson River between the Conklingville Dam and City of Troy. The United States Court of Appeals ruled that the HRBRRD does not have the statutory authority to impose such assessment, and therefore the HRBRRD does not have the funding source to pay the municipal and school taxes at the time of this publication.

8. Summary:

Based upon a review of the previous information, the following observations can be made:

Population

- Since 1920, the Town of Mayfield's population has steadily increased.
- Between 2000-2010, the Town of Mayfield's population increased from 6,432 to 6,495, an increase of only 63 or less than 1%. This represented the smallest 10-year increase since 1920.
- The median age of Town's population is growing faster than the County as a whole.
- The Town's 65+ population is growing quickly. 12.5% of the Town's 2010 population is 65+.
- Between 2000-2010, Mayfield had the third highest percent change in age 65+ populations at 86.8 percent of all Towns in the County.
- The Town's school-age population decreased from 2000-2010.

Housing

- Between 2000-2010, there were 225 new housing units added in the Town. That is an average of 22.5 units/year.
- Between 2000-2010, there were 136 new seasonal units added to the Town which was the largest total increase in seasonal units experienced by any municipality in Fulton County during that time period.
- Between 1970-2010 Mayfield has had the greatest increase in the number of both housing units and year-round housing units of any Fulton County municipality.
- Between 1970-2010, the number of owner-occupied units has increased and Mayfield has shown the fourth highest percent change at 78.1 of any other Fulton County municipality.

Income

- The median family income in the Town is higher than the County's overall median income.

Existing Land Uses

- 68% of the 3,597 parcels in the Town are being utilized for residential purposes.
- 879, or 25% of the 3,597 parcels in the Town, are vacant.
- The 879 vacant parcels of land total 13,663 acres of land.

Assessed Valuation and Taxes

- The total assessed valuation of lands in the Town grew by 55.4% between 2000-2011.
- The Town of Mayfield's Town tax rate is the lowest Town tax rate in Fulton County.
- The County tax rate in the Town decreased by 14.2% between 2000-2010.

CHAPTER X HISTORY

This Chapter regarding the history of the Town of Mayfield is information previously gathered and written by Betty Tabor, Town Historian.

I. ORIGINS:

In 1793, Mayfield was set off as a town from Caughnawaga. In 1805, Wells was taken off from Mayfield. In 1812, another portion was annexed to that town and, in 1842, a part of the south end was annexed to the Town of Perth. Mayfield received its name from the Mayfield patent, granted June 27, 1770, and was one of the first three towns created in the County of Fulton.

Several Mayfield men gathered on April 1, 1794 in a crude log church located half a mile west of what is known as the “Nine Mile Tree”, nine miles from Johnson Hall, on the road used by Sir William Johnson to reach Summer-House Point. The log building was the home of the Baptist Church. The first officers chosen were Supervisor, Selah Woodworth: Assessors, John Grover, Robert Jackson and Joseph Newton: Collector, Caleb Woodworth: Constables, Caleb Woodworth and Adam Becker. Selah Woodworth was born in 1748 coming to Mayfield from Connecticut. His wife’s name was Rebecca. Selah and his wife are buried in Mayfield’s historic Woodworth cemetery.

II. HAMLETS:

Mayfield is comprised of a number of hamlets. Some of the Hamlet areas are still named as they were when they were first settled. Some hamlet areas no longer exist. Attached to this Chapter is the Town of Mayfield Historic Hamlet Map showing the approximate location of all Hamlets currently known to exist in the Town. The following list of Hamlet areas known to be in existence in 2012 within the Town:

A. Riceville:

Riceville was an area settled about one and a half miles southeast of Mayfield village and soon became a bustling little community. In early years, Riceville contained taverns, stores, grist-mill, saw-mill, distillery, foundry, various mills, a schoolhouse and several homes. It was in this area that Oliver Rice started his “Mayfield Life.” The area is still called Riceville although the business places have all disappeared over the years. Riceville was also on the main road leading from Mayfield to Gloversville before Route 30 was constructed.

B. Wilkins Corners:

Wilkins’ Corners was a small settlement two (2) miles southwest of the Mayfield village and is where the first store opened, owned and operated by William McConnell, who sold a large variety of goods and featured a “whiskey barrel”. This store was a big success as previously the families had to travel to Johnstown by foot or horseback to buy their merchandise. Wilkins’ Corners was a thriving hamlet for many years.

C. Vail Mills:

Vail Mills was a hamlet southeast of town and still named as such. Vail Mills was settled between 1790 and 1795. This hamlet included a school, store and post office, grist-mill, tannery and many

homes. Vail Mills has changed considerably over the years and currently has numerous businesses located there. .

D. Anthonyville:

Anthonyville is located about two (2) miles southwest of Mayfield village. A carding mill was built on Anthony Creek in 1816 by Lebbens Barton, who also built the second brick house in town. There were many Anthony families who lived in and started many businesses in this area.

E. Munsonville:

Munsonville was a very small area located two (2) miles southeast of the Village of Mayfield, and located on the Sacandaga Road. The present area is named the VanDenburgh Point Road. The area was settled by Solomon Woodworth, and is covered mostly by water due to the flooding for the Great Sacandaga Lake. The Munsonville cemetery is located on the point and contains the graves of many of the area settlers and their families. A Miss Munson married a VanDenburgh, therefore the name of the area is called Munsonville as well as VanDenburgh Point today. The early settlers were Snyders, McLarens, and Goodmasters. There was a post office in this area run by Warren Perrigo, and a road in the area is named so.

F. Jackson Summit:

Jackson Summit, named after the Jackson family located three (3) miles north of Mayfield village, for many years was prosperous hamlet containing many business places and homes. Jackson Summit was settled about 1826 by James Bogart and it is possible that Bogart is buried in an abandoned cemetery on Jackson Summit as graves have been located of his wife and four year old daughter. For a period of years, this area contained two (2) saw mills, a tannery, a clothespin shop, a wooden-ware factory, blacksmith shop, a shoe shop, store, post office and schoolhouse. There are also a few remains of the buildings and although the center of the industries was located a few miles from the Village of Mayfield. The Jackson Summit Road extends several miles from the north around west and back down through a southerly direction. Jackson Summit began to lose its business places when the bark from hemlock trees used for tanning became nearly extinct.

G. Shawville:

Shawville which is a little east of the center of the Village was settled in 1773 when the first grist mill was built in the town by Sir William Johnson. The area contained a grist and sawmill. Before 1794, a bridge was built across Mayfield Creek in Shawville and rails can still be found under water. A state marker reminds one that Romeyns Mill was the first grist or flour mill in town. There was also a school located on Shawville Hill which was destroyed by a cyclone in 1888.

H. Closeville:

Closeville is situated in the southeastern part of town and originally was called Woods Hollow, the name used today for the area. It was settled by a man whose last name was Harmon about 1795, who built a grist mill and a small sawmill.

I. Cranberry Creek:

Cranberry Creek is one of the larger settlements in the Town and today is quite heavily populated. The areas' name came from a stream by the same name, and is situated on the No. line of the town. At one time there was a thriving cranberry business here. A post office, two (2) churches, a schoolhouse, store and an F.J. and G railroad station was located here. M. A. Gilbert was the station agent for many years, and a road is named after his family.

J. Red Bunch:

Red Bunch, east of Mayfield village supposedly was named after many of the business places and houses which were painted red. This area was also known as Mayfield Corners in later years, and contained the famous “Nine Mile Tree.” This area did a lot of lumber business and also contained a hotel, broom factory, a copper shop, and other small business buildings as well as several homes.

III. THE RICE HOMESTEAD:

For countless generations, Mayfield residents have pointed with pride to the Rice Homestead as one of the Town’s treasures.

The Rice Homestead has been lived in and cared for, until recently, by the descendants of its original owner, Oliver Rice, a Veteran of the Revolutionary War.

Built in 1790, the Rice Homestead has merited a New York State Department of Education official Historical Marker and is on both the National and State Historical Registries. It is considered one of the few remaining colonial homes in the United States. The home is now a museum maintained by the Mayfield Historical Society. It contains a potpourri of historical treasures from the Rice family and the Mayfield area.



Once the center of a large farm, the old Rice house now has a setting of a couple of acres facing on the old highway. The large two-story main house seen from Old Route 30 was built circa 1810. The rear of the house was built in 1790 and was originally erected on a site west of the highway.



It was subsequently moved across the road and added as a rear wing attachment. The old section is a small primitive farm house of the sort built by the settlers—plain and sturdy, with few rooms and no architectural pretensions whatever. The 1810 portion, however, displays many features of the Federal period when it was built with special attention to details of woodwork and trim.

In 1810, northern New York State was thinly settled and mostly wilderness. The Rice residence, with its architecture reflecting the latest style, must have been one of the most important buildings in the area. Oliver served as the area's first postmaster, today's visitor can see the original mail slots.

On the second floor, a room has been devoted to the glove industry which played a major role in Riceville's more recent history.

IV. BUSINESS AND INDUSTRY:

A. Industry:

Due to the nature of many streams in Mayfield, there were a large number of tanneries, sawmills and grist mills operating in the area. The tanning of hides was a big industry and later the glove business flourished due to the abundance of hides tanned locally, and Mayfield grew into a flourishing community with many glove shops large and small springing up in town, as well as gloves being produced in the homes. In the past years, nearly every business depended greatly on the glove industry. There were other businesses scattered throughout the town, however. Some

firms extensively engaged in the business of making gloves. Supplying steady employment for the people of Mayfield were Wilkins, Close, Christie, Wood, Brown, Kelly, Titcomb and VanDenburgh. In the later years, others joined the glove manufacturers including Alvord, Delaney, Donion, VanBuren, Day, and Hollenbeck. Nearly every family can trace back to, when someone in the line were engaged in the glove making business.

The first fulling mill was erected by Oliver Rice on his property in Riceville in 1795, and was discontinued in 1835. Josiah Wood built an iron foundry in 1815, also in Riceville. He built and ran a grist mill and a saw mill at the same time. About 1866, Mosses Kinney built a skin mill on the sites of Rice's fulling mill. These mills were constructed on Mayfield Creek as they needed water for operation. Remains of these mills can still be seen along the creek. George C. Allen also built a skin mill on the site of the first skin mill, and Flavel Bartlett known as the father of Mayfield's tanning industry, conducted a small tannery. There was also a tannery on Jackson Summit and one in Vail Mills which were both destroyed by fire. Josiah Danforth also built a small tannery in 1839 at Woodworth's Corners.

B. Business:

A grist mill was erected in 1773 by Sir William Johnson which was confiscated during the Revolutionary War and later sold to a Mr. Romeyn. The mill had passed through many hands. Mayfield has a historical marker at this site which may be seen near the bridge on School Street, on the Mayfield Creek.

The first store to open in Mayfield was in 1800 by William McConnell at Wilkins Corners. Many stores sprang up over the Town throughout the years. About 1840, James Blowers ran a store in his home in Riceville. He later built a store which was operated by various families and, in 1938, it burned and taken down by its latest owners, Delbert Wemple after serving the community for a hundred years.

The Thomas Embling Store opened about 1900 and was located on School Street, the building presently owned by the Mayfield Servicemen's Club. The building which has remained in appearance much like it was when built, has a few minor facelifts. Mr. Embling sold a large variety of goods such as groceries, flour, feed, hoes, and wallpaper. Several of Mayfield's older residents remember this store, and the store's sign has recently been given to the Mayfield Historical Society, after an area resident discovered it in his home being used as a bookshelf. There have been many stores situated throughout Mayfield over the years. They included Hartins, Elphees, Reynolds, Warners, Getmans, Perrigos, Schaffers, Grand Union and Blahas. In later years, Mercers opened a store on North Main Street, a brick structure. Later, it was operated by Mortimer and Robinson, then solely by Robinson's until 1973. The building presently houses an audio specialist business.

William Jerome is presumed to have had the first drug store in Mayfield, about 1876, and in his day one good liniment was used to cure everything from earaches, bellyaches, cuts and bruises, and coughs and colds. In later years, B.D. Brown sold drugs and many years later, Russ Hisert operated a drug store and soda fountain in the building presently housing the Convenient Store. This building was used for many purposes over the years.

The earliest records available on doctors in Mayfield show that John B. Day who came from Williamstown, Mass. was born in 1784, graduated from Williams College in 1804, licensed to practice in 1808 by the Albany Medical Society and by the Montgomery County Society in 1819. He came to Mayfield and practiced medicine here until his death in 1842. He had 13 children. Other physicians in Mayfield included Dr. Gilbert Ingalls, Dr. John B. Brooker, Dr. James Berry,

Dr., Walter Gruenwald and more recently Dr. Phillips Horenstein, retired and spent his remaining years in Mayfield. Dr. Brooker who came from England, had a notice on his door noting that office hours were from 9 a.m. to 12 noon and from 1 to 5 p.m., 6 to 8 p.m. and for emergency night calls, “ring bell”.

In the early settlement of this town, taverns were unknown as a place for the accommodation of the public, and not until the year 1808 do we find any record of such an institution. In that year, the town meeting was held at the inn of William VanBuren. Tradition, which seems to be reliable, says that Ebenezer Woodworth kept the first tavern in the town, in the building now occupied by David Getman, Esq. in the Village of Mayfield. Elisha Stone kept a tavern near the center of town for several years, but it was closed about 1863.

John McKinlay was the first blacksmith of whom there is any authentic record. He came from Scotland in 1783 and commenced business immediately. In a few years after, William Williams worked at the trade at Wilkins Corners. Edward Kinnicutt came into Mayfield, from Pittstown, New York, in 1801, and opened a blacksmith shop about a mile and a half north of the village. Among the early blacksmiths were the first of Smith & Billingham, who carried on quite an extensive business at the Mayfield village, and such was the physique of Billingham that he was named by the earlier settlers and known through life as “Old Vulcan.” There are now three (3) blacksmiths in town.

The first and only distillery ever erected in this was built in or about the year 1805, at Riceville, by Clark & Clancey, who did a large business for a few years, buying up all the grain used in their business in this and adjoining towns. At that time, all the wheat and corn needed for home use was raised on the spot, while at present nearly or quite all the flour used is imported. Clark & Clancey’s distillery went to decay, sharing the fate of other property in Riceville at that time.

Weaving in early times was done mostly by the “guide housewife” and the grown up daughters; but in 1800 a Mr. Snyder came into town, whose wife, Eveline, was a professional weaver, and could ply the shuttle a little better than the best. She soon had all the work she could do, and in this way, supported a large family, as her husband was unable to contribute anything for their support. They lived on the hill south of Anthonyville.

The first physician who settled in the town was Lazarus Tucker. He came from Connecticut about 1790, and located to the place where John Laird now lives, in the Village of Mayfield. He was of the old school, as, in those days, science had not developed anything better. His successors have been quite numerous, and at present, Mayfield boasts of three (3) well-known M.D.’s – Johnston, Vanderpool and Drake.

A post route was established in 1819 between Mayfield and Broadalbin, Collins Odell was appointed postmaster, and carried the mails for the first two (2) years, on horseback, between the two (2) places, for fifty cents per week. Soon after a post office was established at Cranberry Creek, with Samuel A. Gilbert postmaster, and then the route ran from Broadalbin to Fish House, Cranberry Creek, Mayfield village, and across again to Broadalbin. Previous to this time, the mail headquarters was at Squire McConnell’s store, and the neighbors would take turns going to Johnstown after the mail. When H.H. Woodworth reached twelve years of age, he had to go in place of his father. He went on foot, nine miles, following the Indian trail, as no wagon road was built at the time and the region was wilderness most of the way. A post office was afterwards established at Riceville, but soon removed to Mayfield Corners. On the 17th of July, 1861, a post

office was established at Jackson Summit, with W. H. Shaw postmaster – the mail to be carried between that place and Mayfield Corners twice a week, without compensation. The office was discontinued about the close of the war, in 1865

V. NEW YORK STATE HISTORIC MARKERS

A. Background

The State Historic Marker Program began in 1926 as a program of the State Education Department to commemorate the Sequicentennial of the American Revolution. Over 2,800 of the small, cast iron site markers (left) were erected statewide during the duration of this program (1926-1939). In spite of loss of public funding, this initiative to identify and interpret local historic sites, including many that survive only in archeological form, has continued to be an important aspect of local historic preservation efforts to this day.

By the time a new State Historic Marker Program was established in the 1960s, and public funding was restored, the nature of automobile travel had changed. With new high-speed cars and increasing traffic, it was no longer considered safe to erect little historic signs along the edge of the highway. Stopping to read them was a risky business.

It was decided that funding would only be applied to larger, more detailed signs placed in various types of rest areas, including those along the New York State Thruway, where motorists could pull off the highway, park, and read the signs safely at their leisure. The installation of these signs in the mid-1960s was an early example of providing cultural information in a natural setting along major travel routes - a pattern for the "heritage tourism" programs becoming popular today.

But by placing these large signs only in available rest areas and roadside pull-offs, historians in the Education Department could not identify particular sites the way the smaller roadside markers had decades before. They had to present broadly written descriptions of regional history; often referring to places and events many miles away from the location where the visitor stood reading the sign.

In concert with the smaller, site-specific roadside markers, these regional descriptions provided a unique educational experience for the traveler stopping to read them. At the rest area they received a quick introduction to a few of the salient features about the locality where they were. And by following the side roads and byways of the region, they could encounter some of the hundreds of site markers placed in front of individual sites.

B. NYS Historic Markers in Mayfield

** See Town of Mayfield NYS Historic Marker Locations map at end of chapter.*

1. BAPTIST CHURCH

Marker defines the site of the old Mayfield-Broadalbin Baptist Church established in 1792 at the home of Caleb Woodworth, a soldier of the Revolution and early settler. Erected 1936 by then Town Historian E.F. Ruliffson.

Location: Marker in on Route 30A north. Turn onto old Route 30 (old Riceville Road) at the intersection just past Greystone Inn (on Route 30A.)

2. **INDIAN RAID**

During an Indian raid in April, 1779, Jacob and Samuel Dunham were killed. Legend suggest Jacob was decapitated and his head placed on a horn of a family cow which wandered home, to the great horror of the family, who hid in the woods until the raiders were gone.

Location: Marker is just off Route 30, north past the Village of Mayfield (old part of Route 30) presently called Ferguson Road, near Paradise Point intersection. Installed in 1938 and suggested by Town Historian E.J. Ruliffson.

3. **RICE HOMESTEAD**

This early homestead is presently the Mayfield Historical Society headquarters and museum. It was built by Oliver Rice, a veteran of the American Revolution and remained in the Rice family until a short time ago. The society opens the home for various public events each year.

Location: Marker is on old Route 30 in Riceville. The back of the home is visible from the west side of Route 30. Leave Route 30 at the extension with Second Avenue (west), then turn south to old Route 30 (old Riceville Road). Marker is in front of the home.

4. **RICEVILLE CEMETERY**

The old burial ground of the Town of Mayfield includes graves of early settlers and veterans of the Revolutionary War. It includes a large boulder with a bronze plaque giving names of the buried soldiers. Erected 1932.

Location: Marker located in front of the cemetery on the north side of old Route 30 (Riceville Road) just south of the Phelps Street intersection (Route 102).

5. **SITE OF ROMEYN'S MILL**

This mill was originally erected by Sir William Johnson to increase settlement into the Mayfield Patent. It was located here on the Mayfield Creek that emptied into the Sacandaga Vlaie. It was run after the Revolution by Abraham Romeyn, a captain in the post war Montgomery County Militia. Note: This part of Mayfield was known as Shawville, after Captain Shaw, a Civil War officer who resided at the southeast corner of the intersection of Lakeside Drive and South School Street.

Location: Marker located on the east side of South School Street (old Route 30) in Shawville at the end of the bridge erected 1932.

6. **WOODWORTH FARM**

The Woodworth family were very early settlers in Mayfield and played an important role during the Revolutionary War. This marke refers to a farm owned by William G. Woodworth who settled here after the war and willed it to son Hiram. Woodworth Lake in the nearby Town of Bleecker is also named for a member of this family. Erected 1936.

Location: Marker is located on Phelps Street (Route 102) near Riceville. Take Route 30A north to the Phelps Street intersection. Proceed west on Phelps Street and look for the Mayfield Grange Hall. The marker is just around the corner on the north side of the road.

7. BURYING GROUND GRAVES OF CAPTAIN GERSHOM WOODWORTH

Marker directs you to an early burial ground used primarily by the Woodworth family, set on land of the original Woodworth Farm. Members of this family played important roles in Tryon County Revolutionary War events. NOTE: On the same side of the road is believed to be an early burial ground for a group of Quakers who also built a meeting house circa 1800.

Location: Take Route 146 (West Main Street Extension) west, off Route 30A north. Marker is on the north side of the road just before the crossroads of Jackson Summit Road and old Route 30.

8. SITE OF DUTCH REFORMED CHURCH OF MAYFIELD, 1793-1826.

This early church was established in 1793 and stood on this site until 1826. The churchyard was used for burials of Mayfield's early settlers. The oldest burials are on the side near the marker. This cemetery now connects with the modern one. Note: Please see the large Getman Memorial Monument. Captain Getman commanded a Civil War Cavalry Unit and this memorial honors both the captain and his men.

Location: Marker located within the Village of Mayfield on South School Street across from Mayfield High School. It is yet another marker suggested by then Town Historian E.J. Rullifson in 1936.

9. DUTCH REFORMED CHURCH - EARLY GRAVEYARD

This marker directs you to the old burial ground in a wooded area behind the site of the 1792 Dutch Reformed Church. The Cemetery has been abandoned many years and the grave stones are badly deteriorated.

Location: Marker located in the Town of Mayfield at the Vail Mills hamlet, once a thriving 19th century community. It lies 1/4 mile past Route 30 on County Road 155 on the north side of the road.

10. NINE MILE TREE

Sir William Johnson laid out a carriage road from Fort Johnson to his summer cottage on the Sacandaga Vlaie. At each mile, he had a marker braised on a tree to designate the distance he travelled. For many decades, a large pine stood at this intersection on the opposite corner from this marker and it had its mark, designated the 9th mile. This 1976 Bicentennial marker replaced an original from the 1930's destroyed by a plow.

Location: Marker is on Route 30 north, just before "Red Bunch" on the south east corner of Lathrop Road, across from the intersection with Nine Mile Tree road.

11. ANTHONYVILLE

On these corners lived a Quaker family named Anthony who built the first brick home in the Town of Mayfield. The area became known as "Anthony Village" or Anthonyville. Across the road by the creek was a blacksmith's shop that made scythes and axes and small farm tools. One of the Anthony's born in the brick house, George T. Anthony, became Governor of Kansas 1876-1879.

Location: Marker located on Route 30 north of Brower Road intersection (east side) at the Anthony Creek. This marker was unveiled on November 17th, 1994 by Mayfield Town Supervisor Debra Perham, with Town Historian Betty Tabor and Mayfield Historical Society President Agnes Gilbert. Suggested by County Historian Lewis G. Decker.

12. HOME OF HENRY STONER

This marker is located in the Town of Mayfield but you have to travel through the Village of Broadalbin to reach it. The actual site of John Stoner's cabin was just beyond this marker looking east. Stoner was killed during the Revolution at another location near Fulton Montgomery Community College which he was farming while living in a temporary hut. He was the father of noted soldier-trapper Nicholas Stoner. For information on the Stoner family, see Don Williams' books, "The Saga of Nicholas Stoner" & "Nicholas Stoner & the Sammons Boys".

Location: Taking West Main Street in Broadalbin, turn north onto North Second Street. The marker is on the east side of the road. The marker was installed in the early 1990's by the Mayfield Historical Society, Charles DeVoe, President.

13. INVENTOR WILLIAM C. BROWER

On this site was the farm of William Brower who is credited with inventing the use of tubing to gravity feed maple syrup from trees to collecting tanks. The Mayfield Historical Society and Town of Mayfield gave him recognition by dedicating this marker in 1993. State Historian Edwin J. Winslow was present at this event.

Location: Marker located on "Mountain Road" (County Road 123) heading north from Route 30 on the south side of the road approximately two (2) miles.

14. SACANDAGA BLOCKHOUSE (MAYFIELD FORT)

This marker refers to a small Revolutionary War fort known as the "Sacandaga Blockhouse". The actual site on Lot# 14 of the old Sacandaga Patent is now under the Great Sacandaga Lake. It was attacked once and defended by its lone occupant, Samuel Woodworth against a small raiding party. Colonel Willet thought it was an unnecessary fort and referred to it as "Fort Folly". It served more as a respite for scouting parties than a fort.

Location: Marker is on the Vandenburg Point road near what was once the south end of Munsonville, in front of a farm on the north side of the road just before the Perque Road intersection.

15. MURDER OF CORPORAL AMASA STEPHEN

Near this marker Mayfield pioneer Amasa Stephen was murdered by Loyalist/Indian foragers during the May 22nd, 1780 raid led by Sir John Johnson. Stephen was a Corporal in the Tryon County Militia.

Location: Marker stands on County Route 146. Go west on County Road 146 off of Route 30 at Mayfield or coming from Gloversville, take County Route 102 north, then County Route 102 east and take a left onto County Route 146.

16. REVOLUTIONARY WAR SOLDIERS BURIAL SITE

This marker directs you up a narrow dirt road that leads to some summer camps. In the yard of one camp is a boulder with an inscription to Major Harmon and Francis Van Buren, both who settled here after the Revolution and were soldiers in the Albany County Militia. This grave site is on private land.

Location: Marker located on Vandenburg Point Road, east off Route 30. Follow Vandenburg Point Road and go just past the intersection with Perique Road – view the marker on the north side of the road just before arriving at the beach.

CHAPTER XI LAND USE PLAN

In addition to the visions, goals and recommendations, the Comprehensive Plan Committee formulated a Land Use Map, which provides a graphic depiction of how the suggestions in the plan will shape development patterns in the Town. The boundaries are shown along property lines for ease of presentation and are general in nature. Note this map does not denote zoning changes- it merely depicts the concepts of the plan.

A Land Use Plan represents a community's vision of how it desires to look in the future. A Land Use Plan displays where components of a Comprehensive Plan are desired to be located. The Town of Mayfield's Land Use Plan is a visual display of how the Town should look in the year 2032. The Town of Mayfield's Land Use Plan displays the Vision Statement contained in this Comprehensive Plan.

The vision contained in this Comprehensive Plan will be implemented through utilizing the Town's existing land use controls that include zoning, site plan review and subdivision regulations.

The Land Use Plan identifies certain land use classifications as described below:

Residential	This classification would primarily be a residential area in the Town. All types of residential uses would exist in these areas including single family, two family, multiple family, apartments, townhouses, condominiums, senior housing and others.
Agricultural 1	This classification would primarily be Agricultural lands with Residential uses. This classification would include Agricultural parcels located both within and outside Fulton County Agricultural District No.1.
Agricultural 2	This classification would primarily be Agricultural lands with Residential uses. This classification would include Agricultural parcels located both within and outside Fulton County Agricultural District No.1. This classification could also include Mixed and Recreation Uses.
Mixed Use	This classification would include a mix of uses including single, two family and multiple family and commercial uses. The classification would have a predominant residential character. The commercial uses in this classification would be smaller businesses and not larger big box type businesses.

Resource Hub	This classification would include a mix of higher density residential and commercial uses. Residential uses included in this classification would include apartments, townhouses, condominiums, senior housing and exclude single, two and multiple family housing units. Big box type commercial stores could locate here.
Commercial	This classification would include all types of commercial, retail, office and related uses.
Business	This classification would be an area where businesses would locate. This classification would include manufacturing, light industrial, warehousing, distribution, office, commercial and retail uses. This classification would also include a 100 foot buffer between the business classification and adjoining residential areas.
Recreation	This classification would be areas for various recreational uses including walking/hiking trails, snowmobile/atv trails, boat launches, boating, fishing, beaches, skating rinks, basketball/tennis courts, baseball/softball/soccer and similar fields, golf courses and similar uses. For areas in the Adirondack State Park, this classification would include all permitted primary and secondary recreational uses identified within the Adirondack Park Land Use and Development Plan.
Public	This classification would include any land owned by a local, State or Federal governmental unit or private utility company.
NYS Wild Forest Land	This classification would include all New York State Forest Preserve lands administered and managed by the New York State Department of Environmental Conservation. These lands shall be utilized as permitted and allowed by the State of New York.

Based upon the Land Use areas above, the table below illustrates the overall breakdown of the Town per Land Use area. Not surprisingly, the proposed Residential area occupies the greatest overall percentage of both parcels and acreage. The table below also illustrates that Agricultural 1 and Agricultural 2 comprise 5,901 or 16.7% of the total acreage of the Town.

Land Use Area	# of Parcels	%	# of Acres	%
Residential	2,294	63.2%	11,205	31.8%
Recreation	58	1.6%	7,514	21.3%
NYS Wild Forest Land	45	1.2%	4,191	11.9%
Agricultural 1	136	3.6%	4,220	11.8%
Mixed Use	751	20.7%	2,612	7.4%
Agricultural 2	77	2.2%	2,276	6.5%
Public	44	1.2%	1,607	4.6%
Business	57	1.6%	774	2.2%
Commercial	87	2.4%	560	1.6%
Resource Hub	81	2.3%	286	.9%
Total	3,630	100%	35,245	100%

CHAPTER XII

PERIODIC REVIEW OF COMPREHENSIVE PLAN

The Comprehensive Plan shall be annually reviewed, by the Town Planning Board, at their January meeting. The Planning Board shall review all of the activity/issues they discussed and were involved with over the past year. The Planning Board shall seek input from the Code Enforcement Officer, Zoning Board of Appeals, Town Attorney on whether any issues or concerns have been identified over the past year with the content of the Comprehensive Plan. At its January meeting, if the Planning Board determines that the Comprehensive Plan should be amended, the Planning Board shall develop and submit recommendations to the Town Board on how the Comprehensive Plan should be updated. If the Planning Board recommends no update is necessary, no action shall be taken by the Town Board. If the Planning Board recommends that the entire Comprehensive Plan should be revised, the Town Board shall either appoint a Special Board consisting of community volunteers or direct the Planning Board to draft a revised Comprehensive Plan.

The Comprehensive Plan shall be updated no later than every five (5) years.