

TOWN OF AFTON PLANNING BOARD

Meeting Minutes

August 19, 2026 - 7:00 P.M.

Call to Order

Chairperson Dale Dewey called the meeting to order at **7:01 p.m.**, followed by the **Pledge of Allegiance** and roll call.

Roll Call

Present:

- Dale Dewey, Chairperson
- Bailey DeBetta
- John McGovern
- Nicki Andrews, Alternate
- Jason Wicks, Alternate

Guests:

- John Lawrence, Town of Afton Supervisor
- Laurie Flash

Appointment of Planning Board Secretary

John McGovern nominated **Jason Wicks** to serve as Planning Board Secretary. Nicki Andrews seconded the nomination.

Vote: All in favor.

Motion carried unanimously.

Site Plan Review - Town of Afton Soccer Field

Town Supervisor **John Lawrence** appeared before the Planning Board to present and discuss the proposed site plan for a Town of Afton soccer field.

The site plan application and supporting documents were provided with the meeting agenda for the Board's review and reference.

Supervisor Lawrence provided an overview of the proposed project. The project consists of an approximately **40,000-square-foot athletic field**, measuring approximately **240 feet by 165 feet (80 yards by 55 yards)**.

The proposed work includes leveling and topdressing the field with topsoil, mechanically removing existing weeds and vegetation, installing drainage that will drain toward the creek located at the south end of the property, and **seeding the field with Kentucky bluegrass and applying straw to establish new, healthier grass**.

The field is intended to be available for use by residents and organized groups.

Supervisor Lawrence stated that a grant totaling **\$26,468** has been awarded for the project, with a required Town matching contribution of **\$6,617**. The Town Highway Department will assist with bringing in fill/topsoil for the project at an estimated cost of **\$1,200**.

The Board discussed several aspects of the proposal:

- **Nicki Andrews** suggested providing a designated walking area around the perimeter of the field to reduce unnecessary foot traffic across and potential damage to the playing surface.
- **Laurie Flash** asked whether bathroom facilities would be provided at the site. Supervisor Lawrence stated that there are currently no plans for permanent bathroom facilities and that organizations using the field, such as AYSO,

would provide portable restroom facilities as needed.

- Andrews asked whether organizations using the field would be responsible for providing their own restroom facilities. It was discussed that entities requiring restroom facilities would be expected to provide them.
- **Chairperson Dewey** asked about insurance coverage for organizations using the field. Supervisor Lawrence stated that an insurance rider would be provided for AYSO to ensure that the Town of Afton is appropriately covered.
- **John McGovern** asked whether the proposed drainage toward the creek would trigger any New York State Department of Environmental Conservation or other environmental requirements. Supervisor Lawrence stated that it would not.
- Andrews asked whether fertilizer, glyphosate, or other chemicals would be used to eliminate the existing vegetation and whether runoff into the creek could create environmental concerns. Supervisor Lawrence stated that chemicals would **not** be used to kill the weeds. Vegetation would instead be removed through mechanical means, such as tilling.

Chairperson Dewey then reviewed the applicable site plan review requirements with the Board **line by line** to ensure that the proposal had been evaluated against the requirements of the Town's site plan review law.

Following the review, **Bailey DeBetta made a motion to approve the site plan for the Town of Afton soccer field. John McGovern seconded the motion.**

Vote: All in favor.

Motion carried unanimously.

Two copies of the approved site plan documents were signed, with one copy to be retained for the Town and one copy for the Planning Board's records.

Planning Board Training

Chairperson Dewey discussed the **four hours of required Planning Board training** and acknowledged Board members who had attended a recent training session.

Members who have not yet completed the required training were reminded of the need to obtain their required four hours of training.

Next Meeting

The Board agreed that the next Planning Board meeting will be held:

September 2, 2026 at 7:00 p.m.

Public Comment

There were no additional questions or comments from visitors in attendance.

Adjournment

Nicki Andrews made a motion to adjourn the meeting. John McGovern seconded the motion.

Vote: All in favor.

Motion carried.

The meeting was adjourned.

Respectfully submitted,

Jason Wicks

Planning Board Secretary