

TOWN OF MAYFIELD

ZONING BOARD OF APPEALS' MEETING

3 DECEMBER 2025

AGENDA

BOARD MEMBERS PRESENT:

_____ DANIEL SARDELLI
_____ LARRY CIOFFI
_____ MARILYN SALVIONE
_____ PETER TAUTZNIK
_____ RICHARD DIXON

OTHERS PRESENT:

_____ NORMAN BARBOSA, CODE ENFORCEMENT OFFICER

AGENDA ITEMS:

1. 1628 NY-30 (SBL# 74.1-2-10) – Variance case for building an accessory structure (carport) on less than allowed setback area in a Mixed Use 1. (Cont.)
2. Public hearing at 18:05 (6:05pm) for variance case on 1628 NY-30
3. 197 Kunkle Point Rd (104.19-1-11.5) – Variance case on legal non-conforming lot, seeking to subdivide parcel with less than allowed size and area.

I. CALL MEETING TO ORDER:

The meeting was called to order at:

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION: To approve the minutes of the meeting held on 10 October 2025.

MADE BY:

SECONDED:

VOTE:

III. 1628 State Highway 30 – SETBACK VARIANCE

- a. Mr. Robert Renus owns 1628 State Hwy 30 Mayfield, NY 12117 (Tax Parcel Map No 74.1-2-10), which is approximately 2.24 +/- acres in size. The property is located within zoning district Mixed Use 1. The applicant is seeking a variance for the Local Zoning Law (#2) of the Town of Mayfield (Year 2007), Section 401: Area & Height Requirements, 15 feet minimum side yard.

DISCUSSION:

IV. 1628 State Highway 30 – Public hearing

The hearing was opened at:

DISCUSSION:

The hearing was closed at:

V. 197 Kunkel Point Rd – SUBDIVISION VARIANCE

- a. Mr. Bryan Sydow and Mrs. Sally Lauzon own 197 Kunkel Point Rd Mayfield, NY 12117 (Tax Parcel Map No 104.19-1-11.5), which is approximately 0.73 +/- acres in size. The property is located within zoning district Lake Area 1. The applicants are seeking a variance for the Local Zoning Law (#2) of the Town of Mayfield (Year 2007), Section 401: Area & Height Requirements, Minimum Lot width in acres – No Municipal Sewer: 1 acre. Minimum lot width in feet: 150'.

DISCUSSION:

OTHER BUSINESS:

A. Code Enforcement Update:

B. Board Update:

C. Miscellaneous

VI. CLOSE OF THE MEETING:

MOTION: To close the meeting at

MADE BY:

SECONDED:

VOTE: