

**TOWN OF MAYFIELD**  
**BOARD OF APPEALS**  
**May 25, 2005**

At the regular meeting of The Board of Appeals, Town of Mayfield, Fulton County, New York held at the Village Hall at 7:00 p.m., there were

PRESENT: James Cownie, Chairman  
Richard Bumpus Jr, Board Member  
Myrna Hallenbeck, Board Member  
Richard Dixon, Board Member  
Wesley Muddle, Board Member

OTHERS PRESENT: Michael Stewart, Code Enforcement Officer, Michael O'Brien, Florence Phillips, Thomas & Deborah Jackson, Kathy Marshall, Sue O'Brien, Terrence Denney Jr., Cindy Ostrander, Clerk.

Chairman Cownie opened the meeting at 7:00 p.m.

APPROVAL OF MINUTES-on a motion by Myrna Hallenbeck and seconded by Wesley Muddle the minutes of April 27, 2005 were approved as submitted.  
CARRIED 5(five) AYES 0(zero) NAYS.

PUBLIC-None at this time.

CORRESPONDENCE-Letters were received from the HRBRRD, regarding the Michael O'Brien variance and the Terrance Denney Jr. variance.

VARIANCE APPLICATION

1. Bernard Phillips

An application was submitted May 20, 2005 by Bernard Phillips for property located on Blanchard Loop, SBL#135.-3-61. He is proposing to replace an existing single wide trailer with a new double wide home. This proposal does not comply with Local Law #1-1996, Section 10.42, as it applies to a 15 (fifteen) feet side setback. The board discussed the application and a motion to schedule a Public Hearing for Bernard Phillips on June 22, 2005 at 7:10 p.m. was made by Richard Dixon, seconded by Richard Bumpus Jr.  
CARRIED 5(five) AYES 0(zero) NAYS

**PUBLIC HEARING-MICHAEL O'BRIEN**

A motion was made by Myrna Hallenbeck and seconded by Richard Dixon to suspend the regular meeting and open the Public Hearing advertised and scheduled for this evening at 7:10 p.m.

Following a review of the variance application that was submitted by Michael O'Brien, a legal notice was printed on May 16, 2005 in the Leader Herald and the Recorder with a copy of said notice posted on the Town Hall Bulletin Board. Certified letters and a copy

of said notice were sent to property owners within 100'. A copy of said notice was given to the clerk to be included in the record.

The Board held a discussion on the above application and questioned Mr. O'Brien.

Wesley Muddle made a motion to close the Public Hearing and Myrna Hallenbeck seconded. CARRIED 5(five) AYES 0(zero) NAYS

**O'Brien Application Decision**-The Board completed the area variance findings and decision form on file with the clerk at this time. It was noted that each question was discussed. The Board conducted a vote on the variance with a decision of 5(five) AYES 0(zero) NAYS to grant the variance as presented.

#### **PUBLIC HEARING-THOMAS JACKSON**

A motion was made by Richard Bumpus Jr. and seconded by Richard Dixon to suspend the regular meeting and open the Public Hearing advertised and scheduled for this evening at 7:20 p.m.

Following a review of the variance application that was submitted by Thomas Jackson, a legal notice was printed on May 16, 2005 in the Leader Herald and the Recorder with a copy of said notice posted on the Town Hall Bulletin Board. Certified letters and a copy of said notice were sent to property owners within 100'. A copy of said notice was given to the clerk to be included in the record.

The Board held a discussion on the above application and questioned Mr. Jackson.

Wesley Muddle made a motion to close the Public Hearing and Myrna Hallenbeck seconded. CARRIED 5(five) AYES 0(zero) NAYS

**Thomas Jackson Application Decision**-The Board completed the area variance findings and decision form on file with the clerk at this time. It was noted that each question was discussed. The Board conducted a vote on the variance with a decision of 5(five) AYES 0(zero) NAYS to grant the variance as presented.

#### **PUBLIC HEARING-TERRENCE DENNEY JR**

A motion was made by Wesley Muddle and seconded by Myrna Hallenbeck to suspend the regular meeting and open the Public Hearing advertised and scheduled for this evening at 7:30 p.m.

Following a review of the variance application that was submitted by Terrence Denney Jr., a legal notice was printed on May 16, 2005 in the Leader Herald and the Recorder with a copy of said notice posted on the Town Hall Bulletin Board. Certified letters and a copy of said notice were sent to property owners within 100'. A copy of said notice was given to the clerk to be included in the record.

The Board held a discussion on the above application and questioned Mr. Denney.

Susan O'Brien, an adjoining property owner, spoke about her concerns in relation to the additions Mr Denney Jr. is proposing. She gave the board a copy of her written concerns which will be placed in Mr. Denney Jr's file, to become a part of the permanent record.

Kathy Marshall, another adjoining property owner, spoke about her concerns and about the loss of lake view from her property that the addition will create. Michael Stewart commented on some of the issues being raised.

Richard Dixon made a motion to close the Public Hearing and Wesley Muddle seconded. CARRIED 5(five) AYES 0(zero) NAYS

**Terrence Denney Jr Application Decision**-The Board completed the area variance findings and decision form on file with the clerk at this time. It was noted that each question was discussed. The Board conducted a vote on the variance with a decision of 5(five) AYES 0(zero) NAYS to grant the variance with the condition that the deck addition is to remain an open deck. This was done in order to minimize any loss of view by neighboring property owners.

Wesley Muddle made a motion to adjourn the meeting at 8:05 p.m. and James Cownie seconded.

Respectfully Submitted,

Cindy Ostrander, Clerk

## **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Board of Appeals of the Town of Mayfield, Fulton County, New York will hold a Public Hearing on May 25, 2005 at 7:30 p.m., at the Village Hall located at 13 North School Street, Mayfield, New York, on the request of Terrance Denney Jr. for a variance of the provisions of Section #2.2, of Local Law #1 for the year 1985 as it applies to a 15 (fifteen) feet setback of the Town of Mayfield to: Permit the construction of an addition and deck, designated as Tax Map #120.7-2-37, located on Priddle Point Road Ext., Town of Mayfield, New York, in variance with the above mentioned Local Law which requires a minimum setback of 15 (fifteen) feet.. The application for this variance is open for inspection at the office of the Town Clerk at 13 North School Street, Mayfield, New York. Persons wishing to appear at the hearing may do so in person or by attorney or other representation. Communications in writing relating thereto may be filed with the Board of Appeals, or at such hearing.

Dated: May 10, 2005

Cindy Ostrander, Clerk Board of Appeals

## **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Board of Appeals of the Town of Mayfield, Fulton County, New York will hold a Public Hearing on May 25, 2005 at 7:20 p.m., at the Village Hall located at 13 North School Street, Mayfield, New York, on the request of Thomas Jackson for a variance of the provisions of Section #2.2, of Local Law #1 for the year 1985 as it applies to a 15 (fifteen) feet setback of the Town of Mayfield to:

Permit the construction of an addition, designated as Tax Map #120.4-1-14, located on Vandenburg Point Road, Town of Mayfield, New York, in variance with the above mentioned Local Law which requires a minimum setback of 15 (fifteen) feet.

The application for this variance is open for inspection at the office of the Town Clerk at 13 North School Street, Mayfield, New York. Persons wishing to appear at the hearing may do so in person or by attorney or other representation.

Communications in writing relating thereto may be filed with the Board of Appeals, or at such hearing.

Dated: May 10, 2005

Cindy Ostrander, Clerk Board of Appeals

## **NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE** that the Board of Appeals of the Town of Mayfield, Fulton County, New York will hold a Public Hearing on May 25, 2005 at 7:10 p.m., at the Village Hall located at 13 North School Street, Mayfield, New York, on the request of Michael O'Brien for a variance of the provisions of Section #2.2, of Local Law #1 for the year 1985 as it applies to a 15 (fifteen) feet setback of the Town of Mayfield to:

Permit the addition of a deck, designated as Tax Map #104.15-1-7, located on Boblin Marina Drive, Town of Mayfield, New York, in variance with the above mentioned Local Law which requires a minimum setback of 15 (fifteen) feet.

The application for this variance is open for inspection at the office of the Town Clerk at 13 North School Street, Mayfield, New York. Persons wishing to appear at the hearing may do so in person or by attorney or other representation.

Communications in writing relating thereto may be filed with the Board of Appeals, or at such hearing.

Dated: May 10, 2005

Cindy Ostrander, Clerk Board of Appeals