

TOWN OF MAYFIELD ZONING BOARD OF APPEALS' MEETING

3 DECEMBER 2025

MINUTES

BOARD MEMBERS PRESENT:

- ✓ DANIEL SARDELLI
- ✓ LARRY CIOFFI
- ___ MARILYN SALVIONE
- ✓ PETER TAUTZNIK
- ✓ RICHARD DIXON

OTHERS PRESENT:

- ✓ NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
Mr. Bryan Sydow, Mr. Robert Renus, Mrs. JoAnn Renus
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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: 18:03 (6:03p.m.)

II. APPROVE MINUTES OF LAST REGULAR MEETING:

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

The Board reviewed the and approved the minutes with the latest additions noting Board Member Salvione was absent.

MADE BY: LC
SECONDED: PT
VOTE: ALL

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:

After the scheduled hearing, the Board went through the AREA VARIANCE FINDINGS & DECISION form (attached) and the final vote count is as follows:

	AYE	NAY
Board Chairman Richard Dixon	✓	
Board Member Sardelli	✓	
Board Member Peter Tauznik	✓	
Board Member Larry Cioffi	✓	

IV. 1628 State Highway 30 – Public hearing

The hearing was opened at: 18:05 (6:05 p.m.)

DISCUSSION:

No one requested to speak at the public hearing.

The hearing was closed at: 18:09 (6:09 p.m.)

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:

The variance request was evaluated and reviewed by the board. The applicant went over the history of the property and how it used to be separate non-contiguous lots up to 1984. I also provided the board history for the property with my perspective, recalling my inspection and permitting of the current garage building, the finding out the lot is actually cut by a Town road and the more recent merge of the lots on the East side of Kunkel Point.

When asked by Chairman Dixon, Mr. Sydow explained his reason for the variance is so he is able to turn the lot to the West a stand-alone mortgageable property to fund the building of his new home.

The Boar set a public hearing for 3pm on 19 December 2025.

OTHER BUSINESS:

A. Code Enforcement Update:

N/A

B. Board Update:

N/A

C. Miscellaneous

N/A

VI. CLOSE OF THE MEETING:

MOTION: To close the meeting at 18:45 (6:45p.m.)

MADE BY: PT
SECONDED: DS
VOTE: ALL