

# **TOWN OF MAYFIELD ZONING BOARD OF APPEALS MEETING**

22 May 2024

## **MINUTES**

### **PRESENT:**

PETER TAUTZNIK (arrived later during the meeting)  
DANIEL SARDELLI  
LARRY CIOFFI  
RICHARD DIXON

NORMAN BARBOSA, CODE ENFORCEMENT OFFICER

### **OTHERS PRESENT:**

Applicants Christina Lowes, Geoffrey Demis and Contractor working on site

### **AGENDA ITEMS:**

1. 246 Maple Ridge – Variance case for multiple Short-term rentals under the same address.
2. 246 Maple Ridge – Variance case for deck building encroaching on the setback line.

### **I. CALL MEETING TO ORDER:**

The meeting was called to order at 18:00 (6p.m.)

### **II. APPROVE MINUTES OF LAST REGULAR MEETING:**

MOTION: To approve the minutes to the April 26, 2023 meeting.

MADE BY: Dan  
SECONDED: Larry  
VOTE: Unanimous

**III. 246 MAPLE RIDGE - MRS. CHRISTINA LOWES' APPLICATION FOR MULTIPLE SHORT-TERM RENTALS ON THE SAME**

a. Background:

Mrs. Christina Lowe's owns 246 Maple Ridge Gloversville, NY 12078 (Tax Parcel Map No. 137.1-1-9), which is approximately 12,000 +/- square feet in size. The applicant is seeking a variance for Local Law No. 2 of the year 2022, Amending The Zoning Law Of The Town Of Mayfield As Regards To Short-Term Rentals And Repealing Local Law No. 2 Of The Year 2019 Pertaining To Such Rentals.

The applicant is seeking a variance specifically related to Subsection 509-3: General, Article V:

V. There shall be only one short-term rental permit issued per property. Thus, if a property has more than one dwelling unit the permit issued shall be limited for one dwelling unit only.

DISCUSSION:

After initial review and consideration, Board Member Sardelli asked the applicant and contractor for more details regarding the project. Once the board was satisfied with the responses, public hearing was proposed for next Wednesday, 26 June 2024 at 18:05 (6:05p.m.).

Proposed: DAN  
Seconded: Larry  
Voting: Unanimous

**IV. 246 MAPLE RIDGE - MRS. CHRISTINA LOWES' APPLICATION FOR MULTIPLE SHORT-TERM RENTALS ON THE SAME**

a. Background:

Mrs. Christina Lowe's owns 246 Maple Ridge Gloversville, NY 12078 (Tax Parcel Map No. 137.1-1-9), which is approximately 12,000 +/- square feet in size. The applicant is seeking a variance for the Local Zoning Law of the Town of Mayfield, Article IV: Lot and Building Requirements, Section 401: Area & Height Requirements.

The applicant is seeking a variance specifically related to Subsection Article IV: Lot and Building Requirements, Section 401: Area & Height Requirements, Table 401: Bulk Requirements, Minimum side yard setback, bulk table requirements: Lake Area 1 – 15 feet, as described below:

## ARTICLE IV: LOT AND BUILDING REQUIREMENTS

## Section 401: Area & Height Requirements

- A. Setbacks shall be measured from vertical plane of any part of structure.
- B. Bulk Requirements:

### Table 401: Bulk Requirements

[illegible]

Minimum Yard Setback to Hudson River Black River Regulating District Property in Feet	5	5	5	5	5	5	5	5	5	5	5	5	5	NA
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#### DISCUSSION:

The matter was highlighted to be Local Law, rather than a Zoning issue, still to be handled by the ZBA. Board Member Dixon gave everyone a brief overview of the Short-Term Rental Law's history. Board Member Sardelli expressed his concern about mixing up two tenants at the same time and property. The applicant counter-argued by stating the lease is severe in its controls and limitations. There was also a concern regarding parking, flow of tenants, access to waterfront and traffic impact in the area. Board member Cioffi also raised a concern with a possible precedent with the decision and how it would affect Local Law. The case is to be considered as a use variance, and the applicant was given the State form with the four main points needed to prove in order to attain the variance. Public hearing was proposed for next Wednesday, 2a public 2024 at 18:20 (6:20 p.m.). The ZBA asked me to reach out to the Town Council and the Planning Board to request their recommendation.

Proposed: Sardelli  
 Seconded: Cioffi  
 Voting: Unanimous

### **III. OTHER BUSINESS:**

#### A. Code Enforcement Update:

New Code Officer introduction and brief history.

#### B. Board Update:

Requested Short-Term Rental numbers for consideration next meeting.

#### C. Miscellaneous

N/A

### **IV. CLOSE OF THE MEETING:**

MOTION: To close the meeting at 19:01 (7:01 p.m.)

MADE BY: DAN SARDELLI

SECONDED: LARRY CIOFFI  
VOTE: UNANIMOUS