

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

24 July 2024

## **MINUTES**

### **PRESENT:**

- ✓ PETER TAUTZNIK
- ✓ DANIEL SARDELLI
- ✓ LARRY CIOFFI
- ✓ RICHARD DIXON
  
- ✓ NORMAN BARBOSA, CODE ENFORCEMENT OFFICER

### **OTHERS PRESENT:**

In order sheet sign in: Timothy W. Hayes; Mark Vanxxxxxx (unreadable); Ira Van Nostrand

### **AGENDA ITEMS:**

1. Hayes Subdivision – Variance case for lot subdivision with a smaller than allowed frontage lot 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 May 26, 2024 meeting.

MADE BY: PT  
SECONDED: DS  
VOTE: ALL

### III. HAYES LOT SUBDIVISION

- a. Mr. Timothy Hayes owns 608 Jackson Summit Rd West Mayfield, NY 12117 (Tax Parcel Map No 87.-2-62), which is approximately 13,64 +/- acres in size. The property is located within zoning district Residential 1. The applicant is seeking a variance for the Local Zoning Law (#2) of the Town of Mayfield (Year 2017), Section 401: Area & Height Requirements.

The applicant is seeking a variance specifically related to Article IV: Lot and Building Requirements, Section 401: Area & Height Requirements, Table 401: Bulk Requirements, Minimum Lot width in Feet \*150 Feet all districts as described below:

Table 401: Bulk Requirements

Bulk Requirements	Residential-1	Residential-2	Agricultural-1	Agricultural-2	Mixed Use-1	Mixed Use-2	Commercial	Business	Lake Area -1	Lake Area-2	Resource Hub	Recreation	Public	NYS Wild Forrest
Minimum Lot width in Feet *150 Feet all districts	*	*	*	*	*	*	*	*	*	*	*	*	*	NA

**\*Excerpt from pg. 27, Town of Mayfield Zoning – Revised 2017**

#### DISCUSSION:

Case history so far and recapped. The Board then asked if applicant had considered a different alternative to the matter and the answer was negative. The public hearing was then held and no one voiced any concerns with the variance itself. The board then worked on the AREA VARIANCE FINDINGS & DECISION document, point by point (the document is attached).

The matter was brought up for a vote and with an unanimous decision, the Board granted the variance. The applicant was then directed to apply for the subdivision with the Planning Board.

b. Public Hearing:

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

Speakers: None

The public hearing was paused/closed at: 18:11 (6:11 p.m.)

**IV. OTHER BUSINESS:**

A. Code Enforcement Update:

- No upcoming cases in the agenda
- Town Board has been made aware of the ZBA's request for a fifth member

B. Board Update:

- No updates currently

C. Miscellaneous

- Board was advised of upcoming APA training

**V. CLOSE OF THE MEETING:**

MOTION: To close the meeting at: 18:17 (6:17 p.m.)

MADE BY: PT  
SECONDED: DS  
VOTE: All