

TOWN OF MAYFIELD ZONING BOARD OF APPEALS' MEETING

19 DECEMBER 2025

MINUTES

BOARD MEMBERS PRESENT:

- ✓ DANIEL SARDELLI
- ✓ LARRY CIOFFI (**Joining remotely**)
- ___ MARILYN SALVIONE
- ___ PETER TAUTZNIK
- ✓ RICHARD DIXON

OTHERS PRESENT:

- ✓ NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
- ✓ BRYAN SYDOW
- ✓ ALEX SYDOW

AGENDA ITEMS:

1. Public hearing at 18:05 (6:05pm) for variance case on 197 Kunkle Point Rd (104.19-1-11.5)
2. 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. (Continued)

I. CALL MEETING TO ORDER:

The meeting was called to order at: 15:02 (3:02 p.m.)

II. APPROVE MINUTES OF LAST REGULAR MEETING:

MOTION:	To approve the minutes of the meeting held on 3 December 2025.
MADE BY:	DS
SECONDED:	LC
VOTE:	UNANIMOUS

III. 197 Kunkel Point Rd – Public hearing

The hearing was opened at: 15:05 (3:05 P.M.)

DISCUSSION:

- No comments made during public hearing
- LC visited the location between last meeting and this hearing. He then offered input from his inspection

The hearing was closed at: 15:06 (3:06 p.m.)

IV. 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 ZBA reviewed the case and member Cioffi shared with the board that he drove by the property and verified the Town road does divide the property
- The hearing was opened to the public and no comments were made
- Motion was placed to approve the variance and vote was unanimously favorable

MOTION:	To approve the variance request
MADE BY:	DS
SECONDED:	LC
VOTE:	UNANIMOUS

OTHER BUSINESS:

A. Code Enforcement Update:

N/A

B. Board Update:

N/A

C. Miscellaneous

N/A

V. CLOSE OF THE MEETING:

MOTION: To close the meeting at 15:22 (3:22P.M.)

MADE BY: DS

SECONDED: LC

VOTE: Unanimous