

TOWN OF MAYFIELD ZONING BOARD OF APPEALS' MEETING

22 OCTOBER 2025

AGENDA

BOARD MEMBERS PRESENT:

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

OTHERS PRESENT:

- ✓ NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
- ✓ Mr. Robert Renus
- ✓ Mrs. JoAnn Renus

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.

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 of the meeting on 23 July 2025.

The Chairman wanted to mention and let the record show the application from previous meeting has been withdrawn by Mrs. Brancato and Mr. Rubin. The variance request for 190 Priddle Point Rd is now void.

The Chairman also remarked that ZBA member Salvione was absent because of recusing herself due to personal ties with the applicant for the variance at 1628 NY-30.

MADE BY: DS
SECONDED: LC
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:

The variance request was evaluated and reviewed by the board. The applicant went over the project and explained the layout of previous buildings on the process makes it challenging to place the addition anywhere else other than over the setback line to the side of the property. Mr. Renus brought and provided copies of a letter of support from his neighbor to the ZBA board.

After going over the documents presented, the board made a motion to schedule a public hearing on 3 Dec 2025 at 18:05.

MADE BY: LC
SECONDED: DS
VOTE: ALL

OTHER BUSINESS:

A. Code Enforcement Update:

N/A

B. Board Update:

N/A

C. Miscellaneous

N/A

IV. CLOSE OF THE MEETING:

MOTION: To close the meeting at: 18:24 (6:24p.m.)

MADE BY:	LC
SECONDED:	DS
VOTE:	ALL