

TOWN OF MAYFIELD ZONING BOARD OF APPEALS' MEETING

23 July 2025

MEETING MINUTES

BOARD MEMBERS PRESENT:

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

OTHERS PRESENT:

- ✓ NORMAN BARBOSA, CODE ENFORCEMENT OFFICER
- ✓ Mr. Patrick M. Rubin
- ✓ Mrs. Connie Brancato

AGENDA ITEMS:

1. 190 Priddle Point Rd (SBL# 120.7-2-23) – Variance case for building second story addition on less than allowed setback area in a Lake Area 1 lot.

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 26 February 2025.
MADE BY:	PT
SECONDED:	LC
VOTE:	ALL

III. 190 Priddle Point Rd – SETBACK VARIANCE

- a. Mr. Patrick M Rubin and Mrs. Connie Brancato own 190 Priddle Point Rd Gloversville, NY 12078-6943 (Tax Parcel Map No 120.7-2-23), which is approximately 0.38 +/- acres in size. The property is located within zoning district Lake Area 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, 7 feet minimum side yard.

DISCUSSION:

-Applicants provided their background and shared project for the site. Garage has substantial damage and the property is prone to flooding, as verified by neighbor and former Highway Superintendent

-Planning board went over plans, site pictures and satellite images

-Names of applicants must be corrected on the meeting agenda.

-Survey for property was recently done and applicants will use it as reference for building plans

-Same foundation to be used in the new project, no new square footage to be added

-Public hearing set for 27 August 2025 at 18:05

Motion by: PT

Seconded by: DN

All in favor, no opposed, no abstentions

OTHER BUSINESS:

A. Code Enforcement Update:

Advised of meeting with NYS DOT and let the board know I could provide updates if needed.

B. Board Update:

None

C. Miscellaneous

None

IV. CLOSE OF THE MEETING:

MOTION: To close the meeting at 18:25

MADE BY: PT

SECONDED: MS

VOTE: ALL