

REGULAR MONTHLY MEETING APRIL 27TH 2022

The Regular Monthly Meeting of the Mayfield Town Board was held on April 27th 2022 at the Mayfield Municipal complex, 28 N. School St. Mayfield NY 12117. The meeting was opened at 7:00 pm by Chairman Richard Dixon.

PRESENT: Chairman Richard Dixon
 Member Martin Piseczny
 Member Larry Cioffi

ALSO PRESENT: Code Enforcement Officer Damon Curley, Richard Argotsinger, George Vallone, Christian Garber, and Mary Beth Moran.

APPROVE MINUTES FROM LAST MEETING:

- Minutes not available. Tabled until May 25, 2022 meeting.

OLD BUSINESS:

- None.

NEW BUSINESS:

Elect Officers:

- Martin Piseczny nominated Richard Dixon for Chairperson.
 - Second by Larry Cioffi.
 - All in favor- 3 yes, 0 no. Carried.
- Richard Dixon nominated Martin Piseczny to another term.
 - Second by Larry Cioffi.
 - All in favor- 3 yes, 0 no. Carried.

Area Variance:

- Applicant George Vallone is seeking an Area Variance to repair/ rebuild existing dilapidated cabins in existing footprints.
 - CEO determination is the cabins are in need of demolition.
 - Significant structural and weather related damages.
 - Several structures do not meet the setback requirements to property lines, which makes them Non-conforming Structures.
 - Cabins have been out of use for more than 12 consecutive months.
 - Property is zoned as Mixed Use-1. Use is classified as Tourist Accommodations and is an allowable use in the said zone, with a site plan review by the Town of Mayfield Planning Board.
- Discussion: Zoning uses review, definitions read- Mr. Vallone expressed confusion as to the proceedings. He thought he was here to get a variance to erect new cabins in different location. Discussion indicated that that a variance was not needed from the zoning commission but rather a site plan review was needed from the planning board.

Mr. Vallone indicated he wished to continue with the proceedings in hopes of obtaining an Area Variance to bring back the cabins in their existing footprint. ZC tabled Mr. Vallones' application until the next meeting on May 25, 2022.

- Set public hearing for May 25, 2022 at 7:15 pm.

Use Variance:

- Applicant Mary Beth Moran is seeking a use variance to open an Animal Shelter/ Kennel.
 - Property was legally used previously as an Animal Shelter/ Kennel prior to the adoption of the 2017 Zoning Document.
 - Property is currently Zoned as Mixed Use-2.
 - Mixed Use-2 does not allow for the operation of an Animal Shelter/ Kennel
 - Applicant was unaware of the Zoning restriction prior to purchase of the property.
- Discussion: Zoning uses review, definitions read- Applicant must show the zoning regulations and restrictions have caused unnecessary hardship.
- Applicant to provide a letter from seller or legal consultant stating unnecessary hardship.
- Set public hearing for next meeting; May 25, 2022 at 7:30 pm.

PUBLIC COMMENT:

- Richard Argotsinger addressed the board regarding the Budget, Comprehensive Plan for Mayfield and Upcoming Zoning Reviews and Capitol Projects.

NEXT MEETING:

- Next meeting set for May 25, 2022 at 7:00 pm.

MOTION TO ADJOURN:

- Motion by Martin Piseczny
 - Second by Larry Cioffi.
 - All in favor- 3 yes, 0 no. Carried.
- Meeting Adjourned at 7:45 pm.