

Minutes of the Middlefield, New York Zoning Board of Appeals
October 1, 2025

Present: Richard deRosa, Frank Miosek, Mary Leonard, Lorna Wilhelm (Chair)
Also: Neal Newman, Zoning Officer

Meeting called to order: 7:04 P.M.

Variance Requested: Road frontage variance
Tax Map# 86.00-1-11.01
Location: 328 Barnum Road, Cherry Valley, NY 13320

Stephanie Zanetti of 508 Greenbush Road, Blauvelt, NY 11903 has requested a road frontage variance of 190 feet rather than the required 200 feet. The request is to subdivide a 28+ lot to create a 5+ acre lot with structures. The deed for the property (attached) states that the existing road frontage is approximately 200 feet. A subsequent survey indicated the road frontage to be approximately 190 feet. Russ Smith a neighbor, does not object as long as the driveway does not infringe on his land. Otherwise, there are no objections.

Motion by Mary Leonard to grant the variance, Second by Frank Miosek. All in favor, therefore the variance is granted.

Meeting adjourned: 7:20 P.M.

Respectfully submitted,

Richard J. deRosa, Secretary