

**TOWN OF GREENFIELD**  
**ZONING BOARD OF APPEALS**

**March 5, 2019**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by Denise Eskoff, Chair, at 7:00 p.m. On roll call the following members are present: D. Eskoff, C. Kolakowski, L. Sanda, J. Szpak, A. Wine and N. Toussaint, Alternate. Michael Waldron, Zoning Administrator/Codes Enforcement Officer is also present.

**Minutes**

February 5, 2019 Minutes

MOTION: A. Wine  
 SECOND: C. Kolakowski

RESOLVED, The Zoning Board of Appeals waives the reading of and accepts with minor corrections the February 5, 2019, Minutes.

VOTE: Ayes: D. Eskoff, C. Kolakowski, L. Sanda, and A. Wine  
 Noes: None  
 Absent: None  
 Abstain: J. Szpak

**OLD BUSINESS & PUBLIC HEARING**

**Youngs, J. Case #1010**  
**TM# 124.-2-2.12**

**Area Variance**  
**404 Allen Road**

MOTION: J. Szpak  
 SECOND: L. Sanda

**RESOLUTION #1: Youngs, J., 404 Allen Road-Case #1010**

RESOLVED, the Town of Greenfield Zoning Board of Appeals, hereby un-tables the Public Hearing for case #1010, at 404 Allen Road, TM#124.-2-2.12.

VOTES: Ayes: D. Eskoff, C. Kolakowski, L. Sanda, J. Szpak, and A. Wine  
 Noes: None  
 Absent: None  
 Abstain: None

D. Eskoff opens the Public Hearing at 7:02 p.m. No one is present from the public and there is no additional correspondence from the public. D. Eskoff closes the Public Hearing at

7:03 p.m. D. Eskoff states that J. Youngs has re-submitted plot plan. With this re-done plot plan, the Applicant will need will need a 28' side yard variance for setback. Initially, he thought he would need 40' side yard setback. C. Kolakowski states just to clarify the Applicant thought that he needed a 40' variance and now he needs 28'. D. Eskoff states that is correct. J. Youngs states that was a good idea to redo the plot plan because it made it clearer for him. D. Eskoff states it helps everyone. L. Sanda states that she thinks this map is great and it shows clearly that the Applicant can't move the garage any closer to the house. The angle really isn't that significant, he isn't losing that much by angling it. She feels this shows the need for the variance based on the narrow lot. D. Eskoff states that is what they needed from the Applicant and that is what he was able to produce. They were able to verify through the Building Department. J. Youngs states that M. Waldron was definitely a big help. M. Waldron let him know that there was a previous survey on file with the county. D. Eskoff states that most properties are there you just might have to hunt for these things if the owner does not have it. They are available and anything the Applicant can do helps the ZBA and it helps the Applicant when they go to build it. C. Kolakowski states that he would like to comment and say that it does show that if the Applicant were to change the angle it would not significantly help. Even if the Applicant put the garage next to the house he would still need a variance. D. Eskoff states that she feels this helps dramatically for this case. A. Wine asks if the septic is in the correct spot and it hasn't moved on the survey. J. Youngs states it is in the same spot.

MOTION: J. Szpak  
SECOND: L. Sanda

**RESOLUTION #2: Youngs, J., 404 Allen Road-Case #1010**

RESOLVED, the Town of Greenfield Zoning Board of Appeals hereby grants a 28' left side yard Area Variance to meet the setbacks for property located at 404 Allen Road, Case #1010, TM# 124.-2-2.12 for the following reasons:

- The benefit cannot be achieved by other means feasible to the Applicant.
- There is no undesirable change to the neighborhood character or detriment to the nearby properties.
- The request is somewhat substantial but minimized to the maximum extent.
- There are no adverse physical or environmental effects.
- The alleged difficulty is not self-created; this is a pre-existing lot.

VOTE: Ayes: D. Eskoff, C. Kolakowski, L. Sanda, J. Szpak, and A. Wine.

Noes: None  
Abstain: None  
Absent: None

D. Eskoff states that she wants to thank L. Sanda for her years of service on the Zoning Board of Appeals and wishes her well.

Meeting adjourned at 7:07 p.m. All members in favor.

Respectfully submitted,

Kimberley McMahon  
ZBA Secretary

DRAFT