

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

April 6, 2021

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:08 p.m. On roll call the following members are present: D. Eskoff, N. Toussaint, C. Kolakowski, K. Taub, A. Wine, and S. MacDonald, Alternate. M. Waldron, Zoning Administrator/Code Enforcement Officer is also present. This meeting was held via ZOOM.

Minutes

March 2, 2021

MOTION: N. Toussaint
SECOND: K. Taub

RESOLVED, The Zoning Board of Appeals waives the reading of and accepts the March 2, 2021 Minutes with minor corrections.

VOTE: Ayes: D. Eskoff, N. Toussaint, K. Taub, A. Wine and S. MacDonald
Noes: None
Abstain: C. Kolakowski
Absent: None

Hubbard, J. Case #1026
TM #163.-2-2
Road

Area Variance
399 Middle Grove

John Hubbard is present. D. Eskoff states that Mr. Hubbard would like to take down an old garage and replace it with a new one on the cement pad that is currently there. Middle Grove Road is County Route 21 being on a County Road the ZBA did refer it to the County Planning Board. They responded and will not be reviewing it. The ZBA can move forward on that aspect. J. Hubbard states that the existing garage which was built in 1936 30' x 42'. It was an addition that was added in the back and the roof has been compromised so the back half of the garage really needs to be demolished. He was thinking on demolishing the whole garage instead of just half of it. The garage was never suitable for later model vehicles. You could get in, but you couldn't get out of your car. The solution would be to tear it all down and replace it with a 30'x30' steel building within the footprint that exists today. That was the plan from the beginning of the building permit process and since we were not in the easement on the east side of the building. Now that he realized that it is in the Town Center Zoning District and the side yard setback is 10'. With the survey they now can see that the front corner of the existing garage is less than 3' Variance and on the back corner is less than 1' Variance so that he can

re-build on the existing slab. D. Eskoff states that they ZBA did receive correspondence from Troy Hilts from the County Planning Department. Part of Mr. Hubbard's property is in MDR-1 and part of the property is in Town Center and Town Center's measurements will apply to this case. M. Waldron states that our local Zoning 105-13 addresses district boundaries. Section D refers to buildings and where structures are built and where the majority of the district the of the building is located shall apply. All of Mr. Hubbard's buildings are located in Town Center. The Town Center regulations are 10' from the property line. The actual Variance that the Applicant will need is 2.8' in the front he is not sure if that includes the overhang he would recommend 4' relief that should encompass. A survey map was submitted with the Application. M. Waldron asks Mr. Hubbard the survey shows 30'x46' concrete slab to be raised is that what will be demolished the entire structure? J. Hubbard states yes. M. Waldron asks if the new structure would be built 30'x30'. Mr. Hubbard states that is correct. D. Eskoff states 16' less than what exists now. It will be a smaller footprint than it is now? J. Hubbard states that he is not clear on what D, Eskoff is saying. M. Waldron asks if they can clarify the new structure would be the same width at 30' as the existing structure to be demolished and 30' from the front of the property to the rear of the property. J. Hubbard states yes. M. Waldron asks if there will be exposed concrete area of 16' when all said and done. J. Hubbard states yes in the back. D. Eskoff thanks J. Hubbard. The Application to her looks very complete. She does not know if the ZBA would like any photos. She is not sure what else the ZBA would like. A. Wine feels that additional pictures would be helpful to the ZBA from the rear of the property. Where the 16' will be and toward the road. D. Eskoff states and toward the neighboring properties. D. Eskoff asks the ZBA if they would like any other angle of photos. N. Toussaint states that he agrees with A. Wine that is all he would like. D. Eskoff asks J. Hubbard for a couple of photos of the property facing your property to the other side of the garage and from the road. A few different angles to the ZBA and they will have them or their next meeting. J. Hubbard states that he can do that he has submitted some with the Application. D. Eskoff states a little wider angle would be great. The ZBA will need them two weeks prior to the next meeting.

MOTION: A. Wine

SECOND: C. Kolakowski

RESOLVED, the Town of Greenfield Zoning Board of Appeals accepts the Application for Area Variance as complete for 399 Middle Grove Road, TM #163.-2-2, Case #1026 and sets a Public Hearing for May 4, 2021 at 7.00 p.m. contingent upon:

- receipt of requested photos to the Building Department by April 20, 2021

VOTE: Ayes: D. Eskoff, C. Kolakowski, N. Toussaint, K. Taub and A. Wine

Noes: None

Abstain: None

Absent: None

Meeting adjourned at 7:19 p.m. All members in favor.

Respectfully submitted by,
Kimberley McMahon
ZBA Administrative Assistant