

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

November 1, 2011

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by Taylor Conard at 7:30 p.m. On roll call the following members are present: Taylor Conard, Joseph Szpak, Kevin Veitch and Denise Eskoff, Alternate. Michelle Granger and Paul Lunde are absent.

October 4, 2011 MINUTES

MOTION: J. Szpak

SECOND: D. Eskoff

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of October 4, 2011, as submitted.

VOTE: Ayes: Conard, Eskoff, Szpak, Veitch

Noes: None

Absent: Granger, Lunde

NEW BUSINESS

CARMEN BURTON – Area Variance, Case#880

Carmen Burton and Lawrence Duquette are present. T. Conard reviews G. McKenna's notes that the applicant would like to place a mobile home on a pre-existing, non-conforming lot. They need a frontage variance, right and left side yard variances and a lot size variance. K. Veitch asks the applicant to provide a better plot plan for the placement of the home. Discussion takes place that there was a mobile home on the lot and it was removed in 2010 when L. Duquette's sister passed away. There are piers still in place. K. Veitch explains that they should try getting a tax map and then drawing a plot plan on that with dimensions to the adjoining structures, and submit that to the Town by November 22nd for the December 6th meeting. T. Conard states that the septic system needs to be verified by an engineer. C. Burton has a letter from the engineer for the septic system and is told to give that to G. McKenna with the building permit. D. Eskoff states that there are errors on the SEQRA form, question #5 and #8, and suggests the applicant correct those.

RESOLUTION – C. Burton, Area Variance

MOTION: K. Veitch

SECOND: J. Szpak

RESOLVED, that the Zoning Board of Appeals accepts the application of Carmen Burton for area variances for property located at 187 Alpine Meadows Road, TM#98.-2-11.2 and sets a public hearing for December 6, 2011 at 7:30 p.m., contingent upon:

- **Receipt of a better plot plan showing variances needed and dimensions to structures on adjoining properties**
- **Corrections to the SEQRA form**

November 1, 2011

VOTE: Ayes: Conard, Eskoff, Szpak, Veitch
Noes: None
Absent: Granger, Lunde

OLD BUSINESS

DARLENE MYERS AND ALICE MANZI – Area Variance, Case#879

North Creek Road

Darlene Myers, Alice Manzi and Daniel Morelli are present. T. Conard reviews that the applicants are seeking variances to put an addition on the existing studio to convert it into a residence and then the existing residence will be converted to a studio. This is a temporary use variance as well as needing a left side yard setback variance. A public hearing is opened at 7:40 p.m. William Schallen, North Creek Road, states that the variance is on the side closest to his property and he has no objections to this at all. He states that he believes it will add to the value of both properties. There being no further public comment, this public hearing is closed.

J. Szpak states that the only change since we talked about this last time is a new drawing showing the porch on the right side and the variance is including that new dimension, as indicated by G. McKenna's notes. He thinks that this will be an upgrade to the property and the neighborhood. T. Conard states that he sees no problems with this application. K. Veitch states that all the modifications are upgrades. D. Eskoff states that the neighbor is also in favor of the project.

RESOLUTION – D. Myers & A. Manzi, Area Variance

MOTION: K. Veitch

SECOND: J. Szpak

RESOLVED, that the Zoning Board of Appeals approves the application of Darlene Myers and Alice Manzi for area variances for property located at 1112 North Creek Road, TM# 124.-1-29.1 as follows:

- **16' Left side yard setback variance**
- **2.25 acre lot size variance**
- **Temporary Use Variance for one year and to expire 30 days after CO is issued**

This approval is based on the following criteria:

- **No negative impact to the neighborhood or environment**
- **No other means to make these improvements**

VOTE: Ayes: Conard, Eskoff, Szpak, Veitch
Noes: None
Absent: Granger, Lunde

Meeting adjourned 7:47 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland