

TOWN OF GREENFIELD
Zoning Board of Appeals

August 2, 2022

Regular Meeting

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:00 p.m. On roll call the following members are present: D. Eskoff, C. Kolakowski, K. Taub, S. MacDonald, and T. Flynn, Alternate. A. Wine is absent. T. Flynn has full voting privileges for the entirety of the meeting.

Minutes

June 7, 2022

MOTION: C. Kolakowski
 SECOND: T. Flynn

RESOLVED, The Zoning Board of Appeals waives the reading of, and accepts the June 7, 2022.

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

July 5, 2022

The Board tables the July 5, 2022 Minutes until September 6, 2022

Old Business & Public Hearing

Miles 1, LLC Case #1049
 TM# 136.-1-31

Area Variance
 498 Coy Road

Dan Wheeler, Survey Associates, is present. D. Eskoff states that this project is a Public Hearing this evening. She opens the Public Hearing at 7:02 p.m. K. McMahon presents proof of publication. D. Wheeler states that his clients are looking to subdivide the property. He states that when he went to the site to survey the property and do the sight distance, they came up short on one lot. D. Eskoff states that the ZBA has everything that they asked for. Jason Russell, 604 Coy Road, states that he is 100% in favor of this project and states that he feels that it is good use of the property. Tammy Russell, 604 Coy Road, states that she is in support of this project and feels that it will make the area better. Karen Hurd, 606 Coy Road, states that she is in favor of this project. Michael Russell, 606 Coy Road, states that he is in favor of this project. Patricia Arebalo, states that she is the owner of the project along with her husband and is looking to make the property better. Peter Arebalo, states that he agrees with his wife and gives a brief history of the property. There being no one else present for or against and no

correspondence, D. Eskoff closes the Public Hearing at 7:06 p.m. C. Kolakowski states that he wasn't present at the July 5, 2022 meeting he asks D. Wheeler to show him where the driveway is proposed. D. Wheeler states that he tried to move the driveway over 10', but they couldn't. T. Flynn asks what the sight distance is. D. Wheeler explains the sight distance and the key-hole lot in project review with Planning Board. D. Eskoff states that the sight distance is in the Planning Board's purview. She states that M. Waldron has indicated that the relief that is needed is 9.59'.

MOTION: K.Taub

SECOND: S. MacDonald

RESOLVED, the Zoning Board of Appeals hereby approves the Application for Area Variance to MILES 1, LLC for property located at 498 Coy Road (LDR), TM #136.-1-31, Case #1049 and grants driveway relief for a single-family residence as follows:

- Driveway – 9.59'

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible given the sight distance determination for the driveway/property.
- There is no undesirable change to the neighborhood character or detriment to nearby properties, the neighbors are in favor of the project.
- The request is not substantial, relief is necessary to meet zoning requirements.
- There are no adverse physical or environmental effects.
- The alleged difficulty is not self-created, sight line determination dictates the need and allows for the minimum variance necessary.

VOTE:

Ayes: D. Eskoff, C. Kolakowski, K. Taub, S. MacDonald and T. Flynn

Noes: None

Abstain: None

Absent: A. Wine

New Business

Staulters, C./Clayton Homes Case #1050
TM# 98.-2-38

Area Variance
56 Tannery Hill Road

Mitchell Blackfield is present for C. Staulters/Clayton Homes. M. Blackfield states that C. Saulters was unable to make the meeting so he here on his behalf. D. Eskoff asks if C. Saulters will be at the next meeting. M. Blackfield states no, he will be continuing with this project. D. Eskoff states that they will need another Authorization of Agent. She states that the ZBA is requesting the Applicant to re-do the cover page of the Application as well. D. Eskoff states that this project needs 9" of relief on the left side yard setback. M. Blackfield states that this is a tight lot and it is the best location for the manufactured home. D. Eskoff states that this is a small lot.

MOTION: T. Flynn
 SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance by Clayton Homes for left side yard setback relief for a single-family home for property located at 56 Tannery Hill Road (LDR), TM #98.-2-38, Case #1050, and sets a Public Hearing for September 6, 2022 at 7 p.m., contingent upon the receipt of the following information no later than August 23, 2022:

- Nine (9) copies of the first page of the Application for Area Variance to replace the current first page of the Application on file, as it was submitted July 19, 2022, which names Clayton Homes and the representative of Clayton Homes as the Agent for this Application that will be before the ZBA at future meetings for this case.
- A completed Town of Greenfield Authorization of Agent form signed by the property owner and naming the substitute representative for Clayton Homes who will appear as Agent for this Application before the ZBA at future meetings for this case.

VOTE:

Ayes: D. Eskoff, C. Kolakowski, K. Taub, S. MacDonald and T. Flynn

Noes: None

Abstain: None

Absent: A. Wine

 Gavitt, S. Case #1051
 TM# 164.-1-48

Area Variance
 36 Locust Grove Road

Shane Gavitt is present. D. Eskoff states that the ZBA still needs LLC paperwork to verify their ownership and payment is also needed and the Application is sparse. She states that ZBA can table this if they want. S. Gavitt states that he has been working with M. Waldron on this project. D. Eskoff states the earliest this case could be totally reviewed could be October 4, 2022. S. Gavitt states that he submitted the septic design to M. Waldron's office.

MOTION: K. Taub
 SECOND: T. Flynn

RESOLVED, the Zoning Board of Appeals hereby tables the Application for Area Variance by Shane Gavitt for frontage and acreage relief for a single-family residence for property located at 36 Locust Grove Road (MDR1), TM #164.-1-48, Case #1051. Further review of this Application by the ZBA at their next scheduled meeting on September 6, 2022 is contingent upon the receipt of the following by the Planning and Zoning Department no later than August 23, 2022:

- Receipt of a copy of the Articles of Organization or Certificate of Organization for Stoney Brook, LLC, in support of your Application and Authorization of Agent.
- Receipt of payment for fees due to the Town of Greenfield associated with this Application.
- Receipt of nine (9) copies of photos of the project site, including to and from neighboring properties and overhead view.

Further review by the ZBA is also contingent upon:

- Any additional need for variance relief determination by the Town of Greenfield Zoning Administrator

VOTE:

Ayes: D. Eskoff, C. Kolakowski, K. Taub, S. MacDonald and T. Flynn

Noes: None

Abstain: None

Absent: A. Wine

Other Business

Kasselman Solar Case #1048
TM# 151.-3-69.1

Area Variance
2 Maddy Groves Road

Alex Martin, Kasselman Solar is present. D. Eskoff states that this case is not on the agenda this evening. A. Martin states that he has materials with him that he would like to provide to the ZBA. D. Eskoff asks if it is the correct measurements that M. Waldron is seeking? A. Martin states yes. D. Eskoff asks if this is a scalable plot plan and the ZBA needs an Authorization of Agent. A. Martin states he has the Authorization of Agent and that the plan is to scale but the solar site location on the photos requested are not. D. Eskoff states that if we can get everything needed in on time they will be on the agenda for September 6, 2022.

Meeting adjourned at 7:26 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
ZBA Executive Secretary