

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

August 3, 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, C. Kolakowski, K. Taub, and A. Wine. N. Toussaint and Stacey MacDonald, Alternate, are absent. M. Waldron, Zoning Administrator/Code Enforcement Officer is also present.

Minutes

July 6, 2021

MOTION: C. Kolakowski
SECOND: K. Taub

RESOLVED, The Zoning Board of Appeals waives the reading of, and accepts the July 6, 2021 Minutes with minor corrections.

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

Keefer, R. Case #1033
TM# 138.-1-96

Area Variance
11 Bockes Road

Robert Keefer is present. R. Keefer states that his home was built in 1989. Currently he has a portable structure there now. D. Eskoff states that R. Keefer needs 55' front yard and 15' side yard relief. R. Keefer states he would like to put a 24' x 30' garage with 2 bays and 2 windows on each side and a man door on one side on a slab. D. Eskoff states that the ZBA has received photos from the road and 2 letters in support of this project that will be read at the Public Hearing. K. Taub asks where the property is and if looking at the temporary structure is do you want the garage to be a little bigger. R. Keefer sates yes. A. Wine states that he sees that R. Keefer has already put 17% down will he loose the deposit. R. Keefer states no. K. Taub asks why the Applicant chose metal is it cheaper. R. Keefer states yes the price and metal will be quicker to install. C. Kolokowski states he would like photos from the road looking at it and toward the Anderson's house. R. Keefer states the ZBA won't see the Anderson's house. C. Kolakowski asks if the garage can go somewhere else.

MOTION: C. Kolakowski
SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals hereby accepts the Application for a garage at 11 Bockes Road, TM# 138.-1-96, Case #1033 and sets a Public Hearing for September 7, 2021 at 7:00 p.m. contingent upon receipt of the following:

- Photos from the road looking at the site of proposed garage/current temporary structure
- Photos toward and from the boundaries of neighboring properties
- Overhead photo showing property and surrounding properties

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

Rojek, D. Case # 1031
TM# 149.-1-119

Area Variance
96 Kilmer Road

David Rojek is present. D. Eskoff recuses herself. A. Wine Chairs this project. A. Wine states the Applicant needs a 30' front yard setback and 27' side yard setback. M. Waldron agrees with the relief. D. Rojek thought the setbacks were different. A. Wine states they are going a little bigger just to be safe. D. Rojek states that there is a 6' drop in topography behind the garage so there won't be any water issues. A. Wine asks if there is any correspondence. K. McMahon states only the 2 correspondence that the ZBA received with the Application. A. Wine opens the Public Hearing at 7:14 p.m. A. Wine states that there is no one present to speak on this project and closes the Public Hearing at 7:15 p.m. K. Taub asks if the Applicant drives the RV in or does the Applicant back it on? D. Rojek states usually we back it in but when they don't he has someone there to help him. It is lightly traveled road. K. Taub states that was a concern of his. A. Wine states that the ZBA is looking at the land. C. Kolakowski states that he was wondering what they can do to minimize this, but he drove by and saw the topography he feels it there is no other options. A. Wine asks if the retaining wall will be staying. D. Rojek state yes.

MOTION: C. Kolakowski
SECOND: A. Wine

RESOLVED, that the Town of Greenfield Zoning Board of Appeals hereby grants an Area Variance for an addition to a pole barn for property located at 96 Kilmer Road, TM#149.-1-119, Case #1034, as follows:

- 30' front yard setback
- 27' side yard setback

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant based on the topography and the existing condition of the property.

- There are no undesirable changes to the neighborhood character or detriment to the nearby properties based on the types of uses in the neighborhood.
- The request is not substantial as granted it is the minimal setback for the pole barn.
- There are no detrimental or adverse environmental effects.
- This is self-created based on the criteria, but the Applicant has no other option (which is relevant, but not determinative).

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

DeLorenzo, F. & J. Case #1034
 TM# 164.6-1-9

Area Variance
 3 Lower Meadows Road

Frank DeLorenzo is present. D. Eskoff re-joins the Board. D. Eskoff states that this is an Area Variance for a pool with a deck and the Applicant needs a 15' setback. F. DeLorenzo states that he learned a lot about the property and h isn't sure what back yard setback is? It is oddly shaped. D. Eskoff states that she would like photos to and from and the bordering properties and a google over view to see the terrain is. K. Taub states it is oddly shaped lot and it is a 5 sided lot. F. DeLorenzo agrees. C. Kolakowski asks if the fence is existing. F. DeLorenzo states at the rear, yes. C. Kolakowski asks once completely closed in would the Applicant think on moving the project back? F. DeLorenzo states no. M. Waldron states this would this will be a line yard setback. D. Eskoff states yes, a 15' rear setback.

MOTION: C. Kolakowski
 SECOND: A. Wine

RESOLVED, that the Zoning Board of Appeals hereby accepts the Application for an in-ground pool and deck, for property located at 3 Lower Meadows Lane, TM# 164.6-1-9, Case #1034 and sets a Public Hearing for September 7, 2021 at 7:00 p.m. contingent upon receipt of the following:

- Photos toward and from the boundaries of neighboring properties
- Overhead photo showing property and surrounding properties
- Additional updated map of the property including proposed project area

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

Meeting adjourned at 7:35 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
ZBA Administrative Assistant

DRAFT