

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

March 1, 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, A. Wine, and T. Flynn, Alternate. C. Kolakowski, K. Taub, and S. MacDonald are absent. T. Flynn has full voting privileges. M. Waldron, Zoning Administrator/Code Enforcement Officer is not present.

Keenan Family Trust, Case #1042
 TM# 153.13-1-23

Interpretation
 453 Maple Ave.

Elizabeth Coreno, Attorney/Agent and Therese Keenan, Applicant are present. This is an Application for Interpretation. D. Eskoff welcomes T. Flynn to the Board as the new alternate member. E. Coreno provides a power point presentation to the Board. She states that the house was built 100 years ago. The driveway has been there for about 50 years. She shows ariel photos from 1994 and 1986. This property is in the Office Residential District. There are certain regulations in New York State for medical use such as handicapped accessibility. The home is pre-existing non-conforming in the front. There is no additional space for the driveway to move forward. There is no additional space the way this lot is configured. The Local Law filed in 2007 states that two-way driveways need to be 18' wide. Currently they have about 13'. She states it is a vested rights issue. It is more restrictive when it is pre-existing non-conforming or change in use. She thinks this request is reasonable. There are two provisions for this request. Local Law §105-24 exists to prevent things like this from happening. Not that M. Waldron is wrong regarding the change of use. D. Eskoff states that she knows that the Interpretation/Determination Letter from M. Waldron (on file with the Building Department) was only made available yesterday. The Board is looking to either accept this application to set a Public Hearing or not as complete tonight. The application only states one section for Interpretation but E. Coreno has now also addressed what is in M. Waldron's letter. A. Wine asks if the driveway goes into the neighbor's property. E. Coreno states that it does. The protective provisions do meet. A. Wine asks if the Planning Board added parking spots. E. Coreno states yes, she asked for a waiver for two spots and the Planning Board would not waive them. T. Flynn asks if everything is based on the driveway. D. Eskoff states the Interpretation is for the driveway issue and they state the proposed addition was designed to be compliant. T. Flynn asks for clarification on the driveway. E. Coreno states that the width at the top of the driveway is 13.5' and at the bottom of the driveway is 12.8'. T. Flynn asks what the minimum width would be. A. Wine asks if the driveway is paved to the building. E. Coreno states that this parcel is long and thin. The driveway is designed for people to be backing out of driveways. D. Eskoff states that is a busy road. E. Coreno states that the driveway will be designed to turn around in the front, if relief is granted. D. Eskoff states that the curb cut is approved. E. Coreno states there are provisions of the Code that are not applicable these are disparate conditions. D. Eskoff states the Board will review everything. E. Coreno states that she has given K. McMahon the Area Variance Application. A. Wine states the Area Variance Application won't be done at the same time as the Interpretation. T. Flynn asks for additional

driveway dimensions on the proposed site plan for the next meeting. T. Keenan states that the grass goes to the driveway. E. Coreno states that she has had positive conversations with the northern neighbors.

MOTION: D. Eskoff
SECOND: A. Wine

RESOLVED, that the Zoning Board of Appeals hereby accepts the Application for Interpretation for property located at 453 Maple Avenue/NYS Rt. 9 (OR Zoning District), TM# 153.13-1-23, Case #1042 and sets a Public Hearing for April 5, 2022 at 7:00 p.m.:

- Additional written response/information/documents for this Application must be submitted to the Zoning Board of Appeals, through the Town of Greenfield Building Department, by March 22, 2022.

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

Minutes

Board defers review of December 7, 2021 until next ZBA meeting.

Meeting adjourned at 7:28 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
ZBA Executive Secretary