

**TOWN OF GREENFIELD**  
**ZONING BOARD OF APPEALS**

**May 3, 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, C. Kolakowski, K. Taub, S. MacDonald and T. Flynn, Alternate. M. Waldron, Zoning Administrator/Code Enforcement Officer is present.

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**Minutes**

April 5, 2022

MOTION: C. Kolakowski

SECOND: A. Wine

RESOLVED, The Zoning Board of Appeals waives the reading of, and accepts the April 5, 2022 minutes.

VOTE:

Ayes: D. Eskoff, C. Kolakowski, A. Wine, S. MacDonald, and K. Taub

Noes: None

Abstain: None

Absent: None

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Crowe, B. & T. Case #1043

TM# 164.6-1-7

Area Variance  
10 Old Stone Ridge Road

Brian Crowe, Applicant, is present. D. Eskoff states that there was a publication issue for this project and the Board agrees to re-schedule and re-set a Public Hearing for May 17, 2022. The Board requests information on the buffer zone for the HOA green space from the previous approval for the previous Area Variance from 2008 ZBA meeting.

MOTION: C. Kolakowski

SECOND: A. Wine

RESOLVED, that the Zoning Board of Appeals hereby reschedules the Public Hearing for the Application for Area Variance by Teri and Brian Crowe for an addition to a garage for property located at 10 Old Stone Ridge Road (MDR-1), TM# 164.6-1-7, Case #1043 for re-notice and sets the Public Hearing for May 17, 2022 at 7:00 p.m.

## VOTE:

Ayes: D. Eskoff, A. Wine, C. Kolakowski, K. Taub and S. MacDonald

Noes: None

Abstain: None

Absent: None

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Keenan Family Trust Case #1044  
TM# 153.13-1-23

Area Variance  
453 Maple Ave.

Therese Keenan, Applicant and Elizabeth (Libby) Coreno, Attorney/Agent are present. L. Coreno states that they are seeking a single Area Variance. She has prepared a power point for the ZBA. She states that if you are traveling south on Maple Ave. towards the city the building in question is the blue building to the left. The existing building was built in 1923. The addition is not for the Area Variance. The variance is for the driveway, there is a handicapped parking spot. She provides the Board with blueprints for downstairs and upstairs of the proposed building. Currently the existing stairway is not ASA compliant. The driveway has been 89.2 feet long since the 1950's and they are proposing a 101.1 feet long. This is a change of use to an allowed use, it does not need a Use Variance. The driveway must be 18' wide currently they have 10.1'. They are proposing 7.9' relief because of the handicapped parking spot. D. Eskoff states that if the Board were to grant relief, they will want to consider all that is needed. L. Coreno reviews the five-part Balancing Test that the ZBA needs to review for each case and provides their responses. They have also provided a letter from NYS DOT. Their engineer stated the speed traveling coming out onto Maple Ave. is unsubstantial. D. Eskoff states that the Board sent a referral to the County Planning Department and from what was received they are not reviewing the project. A. Wine states that he doesn't think that the Board needs any other paperwork from the Applicant. E. Coreno refers to a chart on the power point, D. Eskoff asks if L. Coreno can provide that to the Board. L. Coreno states that she can provide that to K. McMahon for the request for relief. M. Waldron states that the widest points of the driveway are 10.1' and 10.7' to the property line. L. Coreno states they need 101.1 for the parking area. Their Application states 13' maximum to the property line. They are asking for 18' of relief. T. Flynn asks if they are asking for relief for the length or width. The relief is for the maximum need at 10.1'. A. Wine states that that the power point is extremely detailed. T. Keenan states that she is the only a solo practitioner and she only has one patient at a time. L. Coreno states T. Keenan staggers her patients so that no one is there at the same time. T. Keenan states that there is no buffering needed. D. Eskoff asks M. Waldron where he is with this project. M. Waldron asks if he can get copy to review. He would like to review the table. K. Taub asks if the door facing the north not be used. L. Coreno states it will only be used to get to the basement.

MOTION: A. Wine

SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance for Keenan Family Trust for property located at 453 Maple Avenue/NYS Rt. 9 (OR), TM# 153.13-1-23, Case #1044 and sets a Public Hearing for May 17, 2022 at 7 p.m.

## VOTE:

Ayes: D. Eskoff, A. Wine, C. Kolakowski, K. Taub and S. MacDonald

Noes: None  
Abstain: None  
Absent: None

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**Other Business**

D. Eskoff states that the Board received a letter from Case #1041, 355 Grange Road, stating that they have withdrawn their application effective immediately.

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Meeting adjourned at 7:36 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
ZBA Executive Secretary