

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

November 2, 2021

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:00 p.m. On roll call the following members are present: D. Eskoff, N. Toussaint, K. Taub, A. Wine, and S. MacDonald, Alternate. C. Kolakowski is absent. S. MacDonald has full voting privileges. M. Waldron, Zoning Administrator/Code Enforcement Officer is not present.

Minutes

October, 5 2021

MOTION: A. Wine

SECOND: K. Taub

RESOLVED, The Zoning Board of Appeals waives the reading of and accepts the October 5, 2021 Minutes with minor corrections.

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

Noes: None

Abstain: N. Toussaint

Absent: C. Kolakowski

October 19, 2021

MOTION: A. Wine

SECOND: K. Taub

RESOLVED, The Zoning Board of Appeals waives the reading of and accepts the October 19, 2021 Minutes.

VOTE: Ayes: D. Eskoff, N. Toussaint, K. Taub, A. Wine and S. MacDonald

Noes: None

Abstain: None

Absent: C. Kolakowski

Hillerich, C., Case #1038

TM# 138.19-1-12

Area Variance
20 Pine Robin Road

Chris Hillerich is present. D. Eskoff states that this project is in the Low Density Residential (LDR) District in Town. The Applicant is requesting a 62' rear yard setback and a 17' side yard setback as previously discussed by M. Waldron. She opens the Public Hearing at

7:04 p.m. N. Toussaint reads the two letters from neighboring property owners that are in favor of this project. She asks if there is any other correspondence. K. McMahon states no. D. Eskoff states that the Applicant has provided pictures. She asks which garage did he chose. C. Hillerich states the top left. He states that he likes the dormers on that one. A portion of the garage of the garage will be for his vehicle and a portion of it will be a carpentry shop. Carpentry is hobby of his and he has a lot of tools and he has always had a dream to have a garage. After talking with Mr. English (his neighbor) he decided to do it. D. Eskoff asks if the size of the garage will be 30'x40'. C. Hillerich states yes. A. Wine states that it is similar sized to what is in the neighborhood. He asks how many doors will he have one or two. C. Hillerich states two separate doors. N. Toussaint asks if the existing garage is still staying. C. Hillerich states yes. A. Wine states will the garage be placed right next to the neighbor's garage. C. Hillerich states yes. D. Eskoff asks if the upstairs is only going to be cold storage. C. Hillerich states yes. D. Eskoff states storage is important. N. Toussaint asks if the existing garage is attached. C, Hillerich states yes. There being no one present and no other correspondence for this case, D. Eskoff closes the public Hearing at 7:09 p.m. A. Wine states that the project fits in with characteristics of the neighborhood. D. Eskoff states this is somewhat consistent with the neighborhood and it will be buffered well. A. Wine states yes, the trees will buffer it. C. Hillerich states the pine trees were removed they were dead there are hemlock there now. D. Eskoff states there is a large area owned by the mobile home park and it is all wooded in the back. A. Wine states that 62' is substantial, but it will be mitigated. D. Eskoff states that location mitigates it too.

MOTION: A. Wine
 SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals hereby approves the Application of Christopher Hillerich for an Area Variance for a detached garage for property located at 20 Pine Robin Road, TM# 138.19-1-12, Case #1038 as follows:

- 62' Rear Yard Setback
- 17' Left Side Yard Setback

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant for what the Applicant needs for storage for his truck and carpentry equipment. This is the most fitting solution.
- There is no undesirable change in neighborhood character or detriment to nearby properties because the project will blend with other properties that already have detached garages of similar size in this well-established neighborhood. The Applicant also has the support of his neighbors on two abutting properties.
- The 62' Rear Yard Setback portion of this request is substantial but is mitigated because the rear yard has a significant buffer between the nearest property on that side and the project is more easily hidden from view. The 17' Left Side Yard Setback portion of the request is not substantial given the need within the overall project.
- There are no apparent adverse physical or environmental effects due to the existing street drainage and topography of the lot. The project does not require changes to the septic or well that already exist on the property.

- The alleged difficulty is self-created, there is already an existing garage on the property. This is relevant but not determinative.

VOTE: Ayes: D. Eskoff, N. Toussaint, A. Wine, K. Taub and S. MacDonald

Noes: None

Abstain: None

Absent: C. Kolakowski

Meeting adjourned at 7:20 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
ZBA Administrative Assistant