

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

April 2, 2013

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by Taylor Conard at 7:30 p.m. On roll call the following members are present: Taylor Conard, Paul Lunde, Joseph Szpak, and Denise Eskoff, Alternate. Michelle Granger and Kevin Veitch are absent.

February 5, 2013 MINUTES

MOTION: D. Eskoff

SECOND: P. Lunde

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of February 5, 2013, with a minor correction.

VOTE: Ayes: Conard, Eskoff, Lunde, Szpak,

Noes: None

Absent: Granger, Veitch

OLD BUSINESS

ALAN & INA EICHORST – Case #910, Area Variance

Hyspot Road

Alan Eichorst and Tim Eichorst are present. T. Conard reviews the application requesting a 15' front setback variance. The applicant would like to build a 24' x 36' steel building. This would be taking the place of another barn that was there previously. J. Szpak asks why this location. A. Eichorst states that the property drops off as you go further back. He states that they have been getting fill, but it will take time for it to compact. T. Eichorst states that there is also a stream on the property and they cannot go too close to it with the fill. D. Eskoff states that there are some changes that should be made to the SEQRA due to the change in size and that the application should be dated. This is done at this time.

RESOLUTION – A. Eichorst, Area Variance

MOTION: P. Lunde

SECOND: J. Szpak

RESOLVED, that the Zoning Board of Appeals accepts the application of Alan and Ina Eichorst for an area variance for property located at 311 Hyspot Road, TM#150.-2-47.21, as complete and schedules a public hearing for Tuesday, May 7, 2013 at 7:30 p.m.

VOTE: Ayes: Conard, Eskoff, Lunde, Szpak,

Noes: None

Absent: Granger, Veitch

CORNELL DEVELOPMENT– Case#911, Area Variance

South Greenfield Road

Casey Cornell and Jim Vianna, Surveyor, are present. T. Conard reviews that the applicant was approved for a 3-lot subdivision with two being keyholes. The lot with the existing house on it needs a 37' frontage variance. J. Vianna explains that he had done a survey for the applicant for the subdivision, which looked similar to the map presented to the ZBA. The applicant had intended to purchase the 37' of frontage from the neighbor to the west to make lot 1A zoning compliant. He states that he does not want to say that that avenue is dead, however it has been problematic. They have made efforts in good faith to purchase that. It is still a possibility but it is problematic. J. Vianna states that he reworked the subdivision, brought the line back to the existing boundary line and made the lot a little bit bigger to meet the 3 acre requirement. They are looking for a variance of 37' of frontage. The original plan, contingent on purchase of the 37' from the neighbor, was given conditional approval by the Planning Board. P. Lunde asks if the applicant has to go back before the Planning Board. J. Vianna states that they intend to. Discussion takes place regarding whether the applicant should wait for a ZBA decision before going back to the Planning Board.

RESOLUTION – Cornell Development, Case #911, Area Variance

MOTION: D. Eskoff

SECOND: P. Lunde

RESOLVED, that the Zoning Board of Appeals accepts the application of Cornell Development for an area variance for property located at 77 South Greenfield Road, TM#138.-1-51.11, as complete and schedules a public hearing for Tuesday, May 7, 2013 at 7:30 p.m.

VOTE: Ayes: Conard, Eskoff, Lunde, Szpak,

Noes: None

Absent: Granger, Veitch

CASEY CORNELL – Case #912, Area Variance

South Greenfield Road

Casey Cornell and Jim Vianna, Surveyor, are present. T. Conard reviews that the applicant is seeking an area variance of approximately 1.17 acres and a 10' frontage variance. P. Lunde asks if the applicant needs a use variance. This is an allowed use. T. Conard asks if the parking lot next to the building is part of this. C. Cornell states that it is a separate lot. T. Conard asks if the applicant owns that and if there is a way to combine the two. C. Cornell states that he has no problem joining the two. Combined they would total approximately $\frac{3}{4}$ of an acre. D. Eskoff, T. Conard and J. Szpak state that it would be helpful if he could join them. T. Conard states that the Board is to give the least amount of variance possible. P. Lunde states that if the applicant is going to put office space there, there are regulations on parking. J. Szpak asks if the building is being used for anything right now. C. Cornell states that he does have some vehicles parked there. J. Szpak states that he likes the idea of a lot, he thinks it is a good idea. The Board concurs. P. Lunde states that they could make it a contingency of approval to combine the lots. C. Cornell asks if that would be a lot line adjustment. R. Rowland states that she believes that the applicant can go through the Assessor's office to combine the lots.

RESOLUTION – C. Cornell, Area Variance

MOTION: P. Lunde

SECOND: J. Szpak

RESOLVED, that the Zoning Board of Appeals accepts the application of Casey Cornell for an area variance for property located at 14 South Greenfield Road, TM#138.3-1-1, as complete and schedules a public hearing for Tuesday, May 7, 2013 at 7:30 p.m.

VOTE: Ayes: Conard, Eskoff, Lunde, Szpak,
Noes: None
Absent: Granger, Veitch

Meeting adjourned 7:45 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary

DRAFT