

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

December 1, 2020

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:01 p.m. On roll call the following members are present: D. Eskoff, C. Kolakowski, N. Toussaint, K. Taub, A. Wine, and S. MacDonald, Alternate. M. Waldron, Zoning Administrator/Code Enforcement Officer is present.

Minutes

November 3, 2020

MOTION: C. Kolakowski
SECOND: K. Taub

RESOLVED, The Zoning Board of Appeals waives the reading of, and accepts the November 3, 2020 Minutes with a minor corrections.

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

OLD BUSINESS & PUBLIC HEARING

Kellerhouse, Case #1024
TM# 136.-1-58.2

Area Variance
638 Sand Hill Rd.

The Applicant, Patricia Kellerhouse, is present. D. Eskoff states this is an Area Variance case for property located at 638 Sand Hill Road in LDR. D. Eskoff opens the Public Hearing at 7:09 p.m. The Applicant will be removing a mobile home and replacing it with a modular home. Currently the mobile home is 3' from her property line. The Applicant needs a 25' side yard setback Variance and 15' front yard setback Variance. P. Kellerhouse states that currently there is a single-wide mobile home there now that is depressing. She is placing the new home 22' from where the current mobile home is now and she needs the 25' side yard Variance and a 15' front yard Variance to meet the current zoning. D. Eskoff states that there being no one present to speak about this project and no correspondence she closes the Public Hearing at 7:11 p.m. A. Wine asks if any of the Board members did a drive by. D. Eskoff, C. Kolakowski and K. Taub state that they did. D. Eskoff states that it is definitely an improvement no

negatives. C. Kolakowski states that the Applicant cannot go any further to the side or to the back of the property. D. Eskoff states she feels that this fits very well in with the neighborhood. A. Wine asks if the Applicant can show him where the leach fields and the well are. P. Kellerhouse shows on the plot plan that she provided where the well and leach fields are. A. Wine states that they are far enough apart.

MOTION: N. Toussaint

SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals hereby grants Area Variances for property located at 638 Sand Hill Road, TM#163.-2-91, as follows:

- 15' Front Yard Setback
- 25' Right Side Yard Setback

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant due to the size and layout of the lot.
- There are no undesirable changes to the neighborhood character or detriment to the nearby properties.
- The request is substantial, but it is also an improvement.
- There are no detrimental adverse environmental effects by granting this Area Variance.
- This is not self-created based on the existing layout of the property.

VOTE: Ayes: D. Eskoff, C. Kolakowski, N. Toussaint, K. Taub and A. Wine

Noes: None

Abstain: None

Absent: None

Meeting adjourned at 7:19 p.m. All members in favor.

Respectfully submitted by,

Kimberley McMahon
ZBA Administrative Assistant