

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS
FEBRUARY 2, 2010

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, Kevin Veitch, Stanley Weeks and Joseph Szpak, Alternate. Michelle Granger is absent.

January 5, 2010 MINUTES

MOTION: S. Weeks

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of January 5, 2010.

VOTE: Ayes: Conard, Lunde, Szpak, Veitch, Weeks,

Noes: None

Absent: Granger

NEW BUSINESS

JOSEPH PONESSA – Area Variance

Wilton Road

Joseph Ponessa is present. T. Conard reviews that the applicant wishes to have an in-law apartment and 4 acres is required in this zone. The applicant's parcel is .925 acres so a variance of 3.075 is required. He states that the applicant will need to have the septic system verified. J. Ponessa states that he has done that and been told that the septic is adequate for a 4 bedroom home. The engineer will write a letter stating this. T. Conard asks if the house will be added onto or the apartment is being added within the house. J. Ponessa states that it will be the same footprint. The only thing that will change is the parking area, which will be extended by 5'. P. Lunde comments that all this work will be done in the basement. J. Ponessa states that is correct. He has spoken with G. McKenna who told him that it can not be more than 758 square feet and this will be about 600 square feet.

RESOLUTION – J. Ponessa, Area Variance

MOTION: K. Veitch

SECOND: P. Lunde

RESOLVED, that the Zoning Board of Appeals accepts the application of Joseph Ponessa for property located at 395 Wilton Road, TM#126.-1-26.3 and sets a public hearing for Tuesday, March 2, 2010 at 7:30 p.m.

VOTE: Ayes: Conard, Lunde, Szpak, Veitch, Weeks,

Noes: None

Absent: Granger

February 2 2010

DISCUSSION

T. Conard states that the minutes from the case for J & J Enterprises were provided to the Board. He feels that the Board was pretty clear that we did not want anything on the other side of the creek as far as display. He would consider that truck to be a sign, because it certainly is not going to drive and it has the name plastered all over the side. The Board concurs. P. Lunde states that the truck circumvents the sign ordinance by putting it on wheels. T. Conard states that the Board had said no vehicles on that side of the creek, for sale or even for display. We very strongly stated only in the location where he was already located on that side of the creek. P. Lunde states that he thinks we also stated so many cars which did not include employee vehicles and this does not fall into that category. The Board would like G. McKenna to interpret whether this is considered a sign. K. Veitch also states that there is an ordinance regarding unregistered vehicles and that maybe G. McKenna could look at that aspect. K. Veitch states that this is the type of thing that makes municipalities take a closer look at the wording of their ordinances and tighten up the wording in future code changes.

P. Lunde comments that S. Germain had been told that he could not put his mobile home on the property on Porter Corners Road and he has put it there anyway. G. McKenna is aware of this but P. Lunde asks if R. Rowland is aware of anything else. R. Rowland states that it is just parked there, no one is living in it and there is a lot of logging going on and G. McKenna has called DEC regarding that issue. K. Veitch asks if this is the property that we wanted the applicant to clean up, he didn't and we did not approve their request. P. Lunde states that there are also a number of unregistered vehicles. S. Weeks states that we should express our concern about this to G. McKenna, also, and that there should be some kind of enforcement.

S. Weeks states that he attended the Planning Conference, that it was well attended and very well done. He attended the program on small towns and having a vision for the future of your town. He states it gave attendees a lot to think about.

Meeting adjourned 7:43 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary