

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

**February 5, 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, Michelle Granger, Paul Lunde, Joseph Szpak, Kevin Veitch and Denise Eskoff, Alternate.

**January 2, 2013 MINUTES**

MOTION: M. Granger

SECOND: P. Lunde

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of January 2, 2013, as submitted.

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

Noes: None

**OLD BUSINESS**

**PETER BARBER – Area Variance, Case#902**

Greene Road

T. Conard reviews that the applicant has gone through all the requirements as far as deed, etc. The applicant is seeking a 250' frontage variance. Public Hearing is opened at 7:32 p.m. There being no public comments, this public hearing is closed at 7:32 p.m.

Peter Barber arrives. T. Conard states that he is glad that the applicant was able to get through everything with the Town Board. M. Granger states that the Saratoga County referral does make reference that they think that the potential exists for many more such residences to gain access. After looking at what surrounds this property, M. Granger states that she does not think that this is an issue for the ZBA in terms of putting any conditions on this. She states that in terms of the surrounding lots, most of them already have a house on them and the one that doesn't has frontage. If any of this property were to be subdivided, they would have to put in a Town road to support that subdivision anyway. P. Lunde states that this is not unlike things that the ZBA has done in the past. The only reason is that G. McKenna stumbled across a law that has been there for years that no one even paid any attention to. This is something we have done during the time that he has been on this Board. He does not have a problem with this and it definitely does not affect the neighborhood one iota.

**RESOLUTION – P. Barber, Area Variance**

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals grants the request of Peter Barber for an area variance for property located at 481 Greene Road, TM#126.-1-20.2, as follows:

- **250' road frontage variance**

February 5, 2013

This approval is based on the following criteria:

- **There is no negative impact to the neighborhood**
- **There is no environmental impact**
- **Any remaining concerns that the Town Board had will be resolved through the Building Department as part of the Building Permit process**

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

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Meeting adjourned 7:35 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland  
Secretary