

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

January 7, 2014

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, Joseph Szpak, Kevin Veitch, and Denise Eskoff, Alternate.

December 3, 2013 MINUTES

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of December 3, 2013, as submitted

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

Noes: None

OLD BUSINESS

ARTHUR QUA – Area Variance

Stone Church Road

Arthur Qua is present. T. Conard reviews that the applicant is seeking a 98-foot frontage area variance. A public hearing is opened in this case. One letter was received from Peter and Landyce Dumar in favor of the variance. There being no further public comments, this public hearing is closed. K. Veitch states that all the lots in that area are narrow. T. Conard agrees and states that there would be no negative impact to the community. D. Eskoff states that because we mentioned it at the last meeting, we should reaffirm that the Part 2 of the SEQRA is acceptable.

RESOLUTION – A. Qua, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals grants the request of Arthur Qua for an area variance for property located at 808 Stone Church Road, TM#163.-2-42.2, as follows:

- **98-foot frontage variance**

This approval is based on the following criteria:

- **This is a pre-existing situation where all the other lots in the area are pretty much the same and don't have the required frontage**
- **There will be no negative impact to the neighborhood**

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- **There are no alternatives**
- **There will be no environmental impact**

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

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

Respectfully submitted,

Rosamaria Rowland
Secretary