

**TOWN OF GREENFIELD**  
**Zoning Board of Appeals**

**March 7, 2023**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:00 p.m. On roll call the following members are present: D. Eskoff, A. Wine, C. Kolakowski, and T. Flynn, alternate. S. MacDonald, K. Taub are absent. M. Waldron is absent. T. Flynn has full voting privileges for the entirety of the meeting.

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**Minutes**

February 7, 2023

MOTION: C. Kolakowski

SECOND: T. Flynn

RESOLVED, The Zoning Board of Appeals waives the reading of, and accepts the February 7, 2023.

VOTE: Ayes: D. Eskoff, A. Wine, C. Kolakowski, and T. Flynn

Noes: None

Abstain: None

Absent: K. Taub, S. MacDonald,

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**Old Business & Public Hearing**

Baker, C. Case #1055  
 TM# 100.-2-2

Area Variance  
 29 Cohen Road

Charles Baker is present. D. Eskoff states this project has a Public Hearing scheduled for tonight and opens it at 7:03 p.m. C. Baker states that is requesting a reissuance of Area Variances that he received August 7, 2019. He states that due to Covid he was unable to get a contractor. He is requesting a two-car garage with unfinished space upstairs. D. Eskoff asks if the upstairs will be a workshop or garage apartment. C. Baker states that he is requesting the same approval that he received in 2019. D. Eskoff asks for clarification of the tax map number in the Application versus the property record. C. Baker states that it is 100.-2-2. C. Kolakowski asks the same question. C. Baker states he did a subdivision and owns three lots adjacent to one another. He agrees with that is the right tax map number. He states that he has spoke to all of his neighbors and they feel that this is no impact on them. D. Eskoff states that that no one is present for this Application and there being no correspondence she closes the Public Hearing at 7:05 p.m. A. Wine states that he reviewed the Application and the minutes from 2019 and he is interested in re-issuing the Area Variances for one year. If the ZBA needs to re-issue them in a year if needed. C. Baker states that he will at least pour concrete. D. Eskoff asks if it is right side setback that C. Baker is requesting. C. Baker reviews the map/plan with the Board and states no, the left side. T. Flynn states it is the Northwest side and agrees with A. Wine. C.

Baker states that he also needs an Area Variance for the lot size. D. Eskoff states yes, .99 of an acre.

MOTION: D. Eskoff

SECOND: A. Wine

RESOLVED, the Zoning Board of Appeals hereby grants the following Area Variances for property located at 29 Cohen Road (LDR), TM# 100.-2-2, Case #1055: (1) .99 Acre Lot Size (2) 25' Front Yard Setback (3) 15" Northwest Side Yard Setback (4) 25' Frontage, and (5) 173 Square Foot Building Area Variance for a Garage/Garage Apartment.

This approval is based on the following reasons:

- The benefit cannot be achieved by other means feasible to the Applicant because there are no other practical means by which the Applicant can achieve it based on the layout of the property, the position of the structures and approvals. The same Area Variances were previously approved by the ZBA (August 6, 2019) but the project was delayed because of Covid.
- There is no undesirable change to the neighborhood character or detriment to the nearby properties.
- The request is not substantial in that it is the only practical location. The Applicant is requesting building a smaller than average size garage apartment for the proposed use. The Applicant's house is small and below the average size for the 40% requirement.
- There are no adverse physical or environmental effects.
- The alleged difficulty is not self-created, this is a pre-existing, non-conforming lot. In addition, the same Area Variances were previously granted but the project was delayed because of Covid.

VOTE:

Ayes: D. Eskoff, C. Kolakowski, A. Wine and T. Flynn

Noes: None

Abstain: None

Absent: K. Taub and S. MacDonald

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### **Old Business**

Cross, C. Case #1053  
TM# 111.2-17.1

Area Variance  
148 Alpine Meadows Road/Allen Road

Shawn Crawford is present for the Applicant. D. Eskoff states that this case was in front of the ZBA a few months ago. This case is an Open Development case and was referred by the ZBA to the Town Board. It was reviewed by the Planning Board and then approved by the Town Board. The property does not have any frontage. In the Low-Density Residential District (LDR) the requirement is 250' of frontage. She explains the process of Open Development. She states this is a fairly complete Application. D. Eskoff asks K. McMahon if the Fire Department has signed off on this project. K. McMahon states yes, both the Fire Department and EMS have provided letters in favor of this project. The ZBA sets a Public Hearing for April 4, 2023 contingent upon receipt of an overhead photo of the property showing boundaries.

MOTION: C. Kolakowski  
SECONF: T. Flynn

RESOLVED, that the Zoning Board of Appeals hereby accepts the Application of Candace Cross as complete for an Area Variance for Open Development frontage for property located at 148 Alpine Meadows Road/Allen Road (LDR), TM# 111.-2-17.1, Case #1053 and sets a Public Hearing for April 4, 2023 at 7:00 p.m., contingent upon the receipt of the following information by March 20, 2023:

- Overhead photo of the property with overlay showing property boundaries

VOTE: Ayes: D. Eskoff, C. Kolakowski, A. Wine and T. Flynn  
Noes: None  
Abstain: None  
Absent: K. Taub and S. MacDonald

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Meeting adjourned at 7:18 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
ZBA Executive Secretary