

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

October 2, 2012

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by Paul Lunde at 7:30 p.m. On roll call the following members are present: Michelle Granger, Paul Lunde, Joseph Szpak, Kevin Veitch and Denise Eskoff, Alternate. Taylor Conard is absent

September 4, 2012 MINUTES

MOTION: J. Szpak

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of September 4, 2012, as submitted.

VOTE: Ayes: Eskoff, Szpak, Veitch

Noes: None

Absent: Conard

Abstain: Lunde, Granger

NEW BUSINESS

RICHARD STUTZENSTEIN – Area Variance, Case#905

Hyspot Road

Richard Stutzenstein is present. P. Lunde reviews that the applicant is seeking an area variance. M. Granger asks if there are other surrounding buildings. R. Stutzenstein states that there is a garage, which is closer to the road, and there is a well house that was part of the original barn that he reconstructed right after the fire because his well is in it. K. Veitch questions that the well house will be attached to the barn when it is completed. M. Granger questions the distance between the garage and the barn. R. Stutzenstein states that there is enough room to drive a vehicle between them. P. Lunde asks approximately how many years the two structures were there. R. Stutzenstein states that the barn was a post and beam barn which was probably 150 years old and the garage was built for a Model A. P. Lunde states that then it has been there 50 or 60 years. D. Eskoff asks if the 2700 square feet is the size of the barn. R. Stutzenstein states that it will be 36 x 75. K. Veitch states that he drives through that area a lot and there is a great distance between this and any of the neighboring properties. R. Stutzenstein states that you will not see the barn until you get right there. You will see the garage first and the woods coming down.

RESOLUTION – R. Stutzenstein, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals accepts the application of Richard Stutzenstein for an area variance for property located at 200 Hyspot Road, TM#150.-2-53.1 as complete and sets a public hearing for November 6, 2012 at 7:30 p.m.

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

Noes: None

Absent: Conard

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DANIEL & CHRISTY LILL

Greene Road

No one is present for this application. P. Lunde states that the applicant is seeking area variances for right and rear setbacks. The map and application are reviewed. D. Eskoff states that there are some questions that should be corrected on the SEQRA. M. Granger asks if there are structures on surrounding parcels. R. Rowland indicates the parcel to the west has a home on it.

RESOLUTION – D. & C. Lill, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals accepts the application of Daniel and Christy Lill for area variances for property located at 485 Greene Road, TM#126.-1-112 as complete and sets a public hearing for November 6, 2012 at 7:30 p.m., contingent on:

- **Receipt of corrections to SEQRA form two weeks prior to the November meeting**

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

Noes: None

Absent: Conard

OLD BUSINESS

PETER BARBER – Area Variance, Case#902

Greene Road

Peter Barber is present and explains that the Town Board had a couple of recommendations for the applicant. He is working on a change to his deed, he is waiting for the survey to be completed and they wanted him to have someone from the Fire Department look at the road. The Fire Department did a site visit, they were happy with what they saw and had a couple of recommendations. The Town Board should be receiving a letter from the Fire Department. M. Granger asks that the ZBA receive copies of documents to help move this along.

RESOLUTION – P. Barber, Area Variance

MOTION: M. Granger

SECOND: D. Eskoff

RESOLVED, that the Zoning Board of Appeals tables the application of Peter Barber for an area variance for property located at 481 Greene Road, TM#126.-1-20.2 to the November 6, 2012 meeting.

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

Noes: None

Absent: Conard

STEPHEN DOTY – Area Variance, Case #904

Maple Avenue

No one is present for this application. R. Rowland states that the violation is still outstanding. M. Granger asks if we have received anything additional from the County. R. Rowland states that as of her last conversation with M. Valentine, they would be putting this on hold as well.
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RESOLUTION – S. Doty, Area Variance

MOTION: M. Granger

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals tables the application of Stephen Doty for Area Variances for property located at 472 Maple Avenue, TM#153.13-1-11 to the November 6, 2012 meeting

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

Noes: None

Absent: Conard

DISCUSSION

Discussion takes place regarding the in-service training that is being planned. D. Eskoff has been in touch with Cornell Cooperative Extension and they have offered two dates – October 17th or October 24th. Consensus of the ZBA is that October 24th will work for them. The information will be provided to the Planning Board for their availability. D. Eskoff states that if any Board member has any specific questions to please e-mail them to her as the CCE would like to personalize their presentation.

P. Lunde states that there is a letter from W. Barss for the Stutzenstein application, which should be included in further discussions.

Meeting adjourned 7:50 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary