

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

**September 3, 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, Kevin Veitch, Joseph Szpak and Denise Eskoff, Alternate.

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**August 6, 2013 MINUTES**

MOTION: M. Granger

SECOND: J. Szpak

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of August 6, 2013, as submitted

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

Noes: None

Abstain: Lunde

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**NEW BUSINESS**

**EDWARD & MARY ESPOSITO – Area Variance**

Greene Road

Edward Esposito is present. T. Conard reviews that this is an area variance that was granted to Daniel and Christy Lill in November of 2012. The Esposito's are the new owners and would like this to reflect their name. T. Conard states that we should probably schedule a public hearing for this. He asks the applicant if he is asking for the exact same variance. E. Esposito states that their plan is to build in 2015 when he retires, but they would hope to be able to do it next year. T. Conard explains that if it were to take longer than the year, the applicant would have to come back for an extension.

**RESOLUTION – Edward & Mary Esposito, Area Variance**

MOTION: M. Granger

SECOND: P. Lunde

RESOLVED, that the Zoning Board of Appeals accepts the application of Edward and Mary Esposito for an area variance for property located at 485 Greene Road, TM#126.-1-112, as complete and schedules a public hearing for October 1, 2013 at 7:30 p.m.

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

Noes: None

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**OLD BUSINESS**

**MICHAEL RAYBURN – Temporary Use Variance**

NYS Route 9N

Michael Rayburn is present. T. Conard explains that the applicant would like to live in an existing mobile home while building a house. There are currently 3 mobile homes on the property with 2 being

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removed. M. Rayburn states that the 2 are gone. T. Conard states that a temporary use variance usually lasts a year and then the applicant is asked to remove the mobile home 30 days after Certificate of Occupancy is issued. M. Rayburn states that is not a problem and the third mobile home is already promised to someone and will be gone in the spring. A public hearing is opened at 7:35 p.m. and closed as there are no public comments. P. Lunde asks when the applicant plans to build the house. M. Rayburn states that he is just waiting for his engineer to get him the plan. He would like to start breaking ground for October 1<sup>st</sup>.

**RESOLUTION – Michael Rayburn**

MOTION: P. Lunde

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals grants the request of Michael Rayburn for a Temporary Use Variance for property located at 965 NYS Route 9N, TM# 151.-2-22, contingent upon:

- Removal of the existing mobile home and existing sheds within 30 days of receipt of the Certificate of Occupancy

P. Lunde asks about the sheds on the property and if they are going to be replaced. M. Rayburn states that 2 are gone and there are 2 left. Once the other mobile home is gone he will probably get rid of those as well. J. Szpak states that he really doesn't care about the sheds. T. Conard concurs. M. Rayburn states that the 2 sheds are fairly decent and he will use them until the house is built and then put the stuff in the garage and probably get rid of the sheds at that time. He has had a couple people ask him for them as well. He states that he will probably put another shed on the property but a new one.

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

Noes: None

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Meeting adjourned 7:38 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland  
Secretary