

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

September 1, 2015

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, Denise Eskoff, Kevin Veitch and Laura Sanda, Alternate. Joseph Szpak is absent.

August 4, 2015 MINUTES

MOTION: D. Eskoff

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of August 4, 2015, with minor corrections.

VOTE: Ayes: Conard, Eskoff, Sanda
Noes: None

Absent: Szpak
Abstain: Veitch

OLD BUSINESS

EDWARD & MARY ESPOSITO – Area Variance, Extension

Greene Road

Edward and Mary Esposito are present. T. Conard states that no public hearing would be required for this. M. Esposito states that they have been having issues selling their home and E. Esposito states that he has had some health issues. The applicants are seeking an extension of their area variance.

RESOLUTION – E. & M. Esposito

MOTION: K. Veitch

SECOND: D. Eskoff

RESOLVED, that the Zoning Board of Appeals grants a one year extension to Edward and Mary Esposito for their property located at 485 Greene Road, TM#126.-1-112, as follows:

- **25' rear yard setback variance**

This approval is based on the following:

- **The limitations of the 100' wetland buffer that currently exists there, the information presented to the Board and the fact that the applicant can be in compliance with the right side yard setbacks**
- **The benefit cannot be achieved by other means**
- **There is no undesirable change in the neighborhood character or to nearby properties**
- **The request is not substantial**
- **There will be no adverse physical or environmental effects as the applicant is staying out of the wetlands buffer**

VOTE: Ayes: Conard, Eskoff, Sanda, Veitch
Noes: None
Absent: Szpak

September 1, 2015

UMH NY BROOKVIEW MHP, LLC – Area Variance

Case#951, NYS Route 9N

A request was received to postpone the UMH application to the next meeting, October 6, 2015. K. Veitch states that the Board did receive information from the applicant as requested and that they would be submitting additional information.

RESOLUTION – UMH NY Brookview MHP, LLC

MOTION: K. Veitch

SECOND: L. Sanda

RESOLVED, that the Zoning Board of Appeals tables the application of UMH NY Brookview MHP, LLC for property located at 2025 NYS Route 9N, TM#151.-2-7 to the October 6, 2015 meeting and the public hearing will be reopened at that time.

VOTE: Ayes: Conard, Eskoff, Sanda, Veitch

Noes: None

Absent: Szpak

D. Eskoff states that the letter received dated August 19, 2016 from Nolan & Heller is in the form of a legal brief, legal memorandum and the ZBA sits here not as attorneys. She feels that the Town Attorney needs to review this information and get back to the ZBA with his opinion prior to the October 6 meeting regarding UMH's application. Board concurs. D. Eskoff states that she is considering visiting the site as there is conflicting information as to what is done or not. She asks if the Board is interested in doing a site visit before the next meeting. She feels it will be helpful to actually see what is there. D. Eskoff will contact the attorney and/or manager to set a time. K. Veitch questions that there are building permits for anything that was done. R. Rowland states that they were doing site work which did not require permits. There may be design drawings but this was done in 2007. Discussion takes place regarding what was commented on at the last meeting about what was or was not done. D. Eskoff states that the Board can look at the conditions and what has or has not been done. She questions the location of the berm that was previously discussed as being requested by the neighbors. R. Rowland explains on the map and states that there was discussion in the Planning Board minutes.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Rosamaria Rowland
Secretary