

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

**December 3, 2024**

**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 D. Eskoff, T. Flynn, S. MacDonald, K. Taub, B. Etson and J. Pollard, alternate, are present. J. Reckner is present.

**Minutes**

November 5, 2024

MOTION: B. Etson

SECOND: S. MacDonald

RESOLVED, that the Zoning Board of Appeals waives the reading of, and accept the corrected Minutes.

VOTE: Ayes: D. Eskoff, T. Flynn, S. MacDonald and B. Etson

Noes: Noes

Abstain: K. Taub

Absent: None

**Old Business & Public Hearing**

Peyser, C. Case #1078

TM# 138.-2-29

Area Variance  
137 Wilton Road

Paul Davis and Cathy Peyser are present. D. Eskoff states that this project is a public hearing and explains how a public hearing works. She states this is in front of the ZBA for an Area Variance for frontage for 3 out of the 4 lots. D. Eskoff opens the public hearing at 7:02 p.m. K. McMahon has proof of publication. P. Davis states that they are in the process of having the wetlands delineated. He states that they are thinking on moving one of the driveways. D. Eskoff asks if the frontage will change any. P. Davis states no. D. Eskoff states that the ZBA has an Advisory Opinion from the Planning Board and Saratoga County's Planning Department's referral. She reads the County referral that states "No Significant County-wide or Intercommunity Impact". The Planning Board feels this project is positive. There is no one else wishing to speak and no other correspondence. D. Eskoff closes the public hearing at 7:04 p.m.

MOTION: T. Flynn

SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals hereby approves the Application for Area Variances for frontage for a Subdivision for by Cathy Peyser for property located at 137 Wilton Road (LDR), TM# 138.-2-29, Case #1078, and grants the following relief:

- Lot #1 – 150' of Frontage
- Lot #2 – 176.11' of Frontage
- Lot #3 – (Keyhole Lot, No Variance Required)
- Lot #4 – 99.29' of Frontage

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant, these are pre-existing non-conforming lots that still create a minimum of 6 Acre lots in the LDR district. The Applicant has no other means feasible to achieve this goal.
- There are no undesirable changes to the neighborhood character or detriment to nearby properties, this project is in keeping with the residential rural housing of the area. Planning Board Advisory Opinion in favor of project. (Saratoga County Referral found “No Significant County-wide or Intercommunity Impact.”)
- The request is substantial but offset by the existing lots which are consistent within the LDR district and to the character of the neighborhood.
- There are no detrimental or adverse environmental effects.
- The alleged difficulty is self-created (which is relevant but not determinative) but reasonable given the other aspects of the property.

VOTE: Ayes: D. Eskoff, T. Flynn, K. Taub, S. MacDonald and B. Etson  
 Noes: None  
 Abstain: None  
 Absent: None

North Country Paws for Obedience Case #1079  
 TM# 125.-1-31

Area Variance  
 3230 Rt. 9N

Lora Bacharch is present. D. Eskoff states that this project is a public hearing. This is the old Village Inn. D. Eskoff opens the public hearing at 7:10 p.m. K. McMahon has proof of publication. L. Bacharch states that they are looking to get through this process and she is present to answer any questions anyone may have. D. Eskoff states that there are two accessory structures one is quite small. L. Bacharch states that they will be getting rid of both structures. T. Flynn states the one building is 4.2' from the property line. L. Bacharch states they are going to remove that section. All of the electrical is in the building so that building will not be removed. One neighbor asks if there will be boarding there. L. Bacharch states no, day only training. They need to have a handler for each animal. This is a training-based business. Mary, a neighbor and client, states that she has been a client of theirs for two years. They survived COVID they have good business acumen, they invest in their trainers, the trainers have a low turnover, they have a great human connection and they are excellent stewards of the land. This business is safe for the handlers, neighbor's and the dogs. This project will attract new clients in Town. D. Eskoff states that the Planning Board's Advisory Opinion is very positive and the Saratoga County's Planning Department's referral states “No Significant County-wide or Intercommunity Impact”. The ZBA has everything they need to move forward. There is no one else wishing to speak and no other correspondence. D. Eskoff closes the public hearing at 7:18 p.m. T. Flynn asks if the front building is the principal building. D. Eskoff asks if the old hotel is the accessory building. J. Reckner states yes that is how it was determined. T. Flynn asks if the ZBA could put contingencies on this approval. D. Eskoff states

for the structures to be removed, not what is in the Planning Board's purview. The ZBA listened to the neighbors and the client and she is glad they came to the meeting. Also, the County and the Planning Board reviews are favorable for this project. K. Taub states that he always wished a restaurant would go in there, but he is a dog owner too and happy to have this business in Town.

MOTION: T. Flynn

SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals hereby approves the Application for Area Variances by North Country Paws for Obedience, LLC for a Dog Obedience, Training and Day Care facility for property located at 3230 Rt. 9N (MDR2), TM# 125.-1-31, Case #1079, and grants the following relief:

- Front yard setback - 39' (primary building)
- Right side yard setback – 39'1" ( primary building)
- Right side yard setback 70'9" (accessory building)

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant. These are pre-existing buildings that will be put into an adaptive use.
- There are no undesirable changes to the neighborhood character or detriment to nearby properties. This project provides a chance for the renewal of property with long-term vacant buildings into a useful business for community. Planning Board Advisory Opinion in favor of project. (Saratoga County Referral found "No Significant County-wide or Intercommunity Impact.")
- The request is not substantial for the primary building due to its existing location. The request is substantial for the accessory building, which is also pre-existing, but offset by future potential to reduce the building's footprint by removal of the area closest to the property line that currently houses electric.
- There are no detrimental or adverse environmental effects for this property which will be used for dog purposes.
- The alleged difficulty is self-created (which is relevant but not determinative) but reasonable given the other aspects of the property.

This approval is contingent upon:

- Removal of the existing dumpster enclosure on the property.
- Removal of the small shed on the property.

VOTE: Ayes: D. Eskoff, T. Flynn, K. Taub, S. MacDonald and B. Etson

Noes: None

Abstain: None

Absent: None

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**New Business**

None

**Correspondence**

None

**Other Business**

None

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Meeting adjourned at 7:30 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
Executive Secretary  
Zoning Board of Appeals

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