

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

**November 5, 2024**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:02 p.m. On roll call the following members are D. Eskoff, T. Flynn, S. MacDonald, B. Etson, and J. Pollard, alternate is present. K. Taub is absent. J. Pollard has full voting privileges for the entirety of the meeting. J. Reckner is absent.

**Minutes**

October 1, 2024

MOTION: B. Etson  
 SECOND: T. Flynn

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

VOTE: Ayes: D. Eskoff, T. Flynn, B. Etson and J. Pollard  
 Noes: Noes  
 Abstain: S. MacDonald  
 Absent: K. Taub

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**Old Business & Public Hearing**

Peyser, C. Case #1078  
 TM# 138.-2-29

Area Variance  
 137 Wilton Road

Paul Davis, Agent, and Cathy Peyser, Applicant, are present. D. Eskoff states that this project is a public hearing this evening. D. Eskoff opens the public hearing at 7:03 p.m. K. McMahon acknowledges proof of publication. There is no correspondence. D. Eskoff states that they have provided new maps. P. Davis states yes that the last time they were in front of the Board the driveway was a concern now they are all on one lot. Last week the surveyor was out to do the wetlands now they are on the maps. T. Flynn states that the map was updated October 4, 2024. D. Eskoff states yes and this is a county referral to the County Planning Board. There is a 30 day timeframe which we are still in and the case has been put on their agenda for November. She would like to adjourn the Public Hearing If the applicant accepts this then the Board will adjourn the public hearing on the frontage until next month. J Pollard asks about Lot 3 on the map not needing a variance. D. Eskoff states it does not if it is approved as a keyhole lot. A neighbor is in attendance and states that she received a letter that is why she came to the meeting, she does not have any comment. D. Eskoff adjourns the public hearing until December 3, 2024.

MOTION: D. Eskoff  
 SECOND: B. Etson

RESOLVED, that the Zoning Board of Appeals hereby adjourns the Public Hearing for the Application for Area Variance by Cathy Peyser for property located at 137 Wilton Road (LDR), TM# 138.-2-29, Case #1078, to resume on December 3, 2024 at 7 p.m.

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

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### **New Business**

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

Area Variance  
 3230 Rt. 9N

William Bacharach is present. W. Bacharach states that he owns the business with his wife. They are looking to purchase 3230 Rt. 9N it has been vacant for some time. They need a variance for the setbacks. They are requesting a front and side yard setback. They will be doing all internal renovations. D. Eskoff asks if they have a pending contract. W. Bacharach states yes. T. Flynn states the Board will have to check with J. Reckner regarding side setbacks for two buildings. D. Eskoff states that she spoke to him briefly and they will get clarity. They are also in front of the Planning Board. D. Eskoff asks if they will be doing anything with the hotel in the back. W. Bacharach states that they will be renovating one of the rooms in the hotel to have dog grooming and another room for private lessons for puppies and/or day programs. They will not be doing any overnight dog boarding. T. Flynn states that there is great vegetation and screening there. D. Eskoff states that because this is on a NYS road this project was sent to the County Planning Department and is on their schedule. The ZBA should hear back from the County by our next meeting.

MOTION: T. Flynn  
 SECOND: J. Pollard

RESOLVED, that the Zoning Board of Appeals hereby accepts the Application for Area Variances by North Country Paws for Obedience, LLC for property located at 3230 Rt. 9N (MDR2), TM# 125.-1-31, Case #1079, and sets a Public Hearing for December 3, 2024 at 7 p.m.

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

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### **Correspondence**

D. Eskoff states that the Board received correspondence from K. Faiola withdrawing her application for Case #1075.

**Other Business**

None

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Meeting adjourned at 7:20 p.m. All members in favor

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Respectfully submitted by,

Kimberley McMahon  
Executive Secretary  
Zoning Board of Appeals