

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

**July 2, 2024**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by D. Eskoff, Chair, at 7:05 p.m. On roll call the following members are present. D. Eskoff, S. MacDonald, B. Etson, and K. Taub. T. Flynn is absent. J. Reckner is absent.

**Minutes**

June 3, 2024

MOTION: K. Taub  
 SECOND: S. MacDonald

RESOLVED, that the Zoning Board of Appeals waives the reading of, and accept the corrected June 3, 2024 Minutes.

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

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**Old Business & Public Hearing**

Kahl, B. Case #1072  
 TM#137.-1-51.111

Area Variance  
 655 Coy Road

Becky Kahl is present. D. Eskoff states that this project is a Public Hearing. She states that the Board has received a letter from J. Reckner stating that this is a pre-existing non-conforming lot that was subdivided and an Area Variance for acreage is not needed. The Applicant is looking for 38.5' relief. She opens the Public Hearing at 7:07 p.m. B. Kahl states that she and her husband Adam Bovee are looking to renovate the existing house and modernize it. She states that this is a 5-acre lot and it is house that she grew up in. D. Eskoff states that the Board has received three letters from neighbors in favor of this project. There being no one else present for or against and no further correspondence, she closes the Public Hearing at 7:09 p.m. The Board is in favor and agrees to move forward with a Resolution.

MOTION: K. Taub  
 SECOND: B. Etson

RESOLVED, the Zoning Board of Appeals hereby approves the Application of Becky Kahl and grants a Left (East) Side-Yard Area Variance of 38.5' for property located 655 Coy Road, Tax Map #137.-1-51.111 (LDR), Case #1072.

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant, the house is on a pre-existing lot and the project cannot be done without the side-yard setback.
- There are no undesirable changes to the neighborhood character or detriment to the nearby properties. The neighbors support the project.
- The request is not substantial even at over one-half of the side-yard area it will not negatively impact the neighbors or the neighborhood.
- There are no detrimental or adverse environmental effects as the plans were submitted.
- This is not a self-created adversity given that this is a pre-existing non-conforming lot as noted by J. Reckner's determination letter to the ZBA dated July 1, 2024.

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

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**Correspondence**

**Other Business**

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Meeting adjourned at 7:13 p.m. All members in favor

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Respectfully submitted by,

Kimberley McMahon  
Executive Secretary  
Zoning Board of Appeals