

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

**January 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 7:00 p.m. On roll call the following members are present: D. Eskoff, A. Wine, T. Flynn, S. MacDonald, K. Taub, and B. Etson, alternate. J. Reckner is present.

**Minutes**

Minutes  
November 7, 2023

MOTION: A. Wine  
SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals waives the reading of, and accepts the corrected November 7, 2023 minutes.

VOTE: Ayes: D. Eskoff, A. Wine, K. Taub, T. Flynn and B. Etson

Noes: None  
Absent: None  
Abstain: S. MacDonald

**Discussion**

D. Eskoff states that some Board members have been asking for an Organizational meeting and there is a need. She states a second meeting in January could be held for organization as well as any regular business. The Board agrees. D. Eskoff calls a Regular and Organizational meeting for January 16, 2024 at 7:00 p.m.

**Old Business**

Scuola, M. Case #1066  
TM# 125.-2-32.111 & 125.-2-29

Area Variance  
656-658 Locust Grove Road

B. Sparkman and M. Scuola are present. D. Eskoff states that the Board asked for an Advisory Opinion from the Planning Board and the Planning Board does not have any problems with the Area Variances. The Planning Board will not be doing SEQRA specifically for this lot as it is a Type 2 action but they will be doing SEQRA for the subdivision later. B. Sparkman provides the Board with the requested information. He states that this is a subdivision is at 656 and 658 Locust Grove Road. Originally the subdivision was going to be five lots and now they have scaled it back to three lots. They are requesting five Area Variances. The Planning Board

is fine with the keyhole lot. D. Eskoff asks if the Town has any information on this and if there were any approvals for the original subdivision. A. Wine states that it appears that it was subdivided in 2004. M. Scuola states that he inherited the violation issue. He states that he is working with J. Reckner and he has submitted a demolition permit for the removal of the pool. He would like to keep the pool. D. Eskoff states that this is a concern. B. Sparkman states that they are requesting a zero setback for the pool. D. Eskoff asks if they are no longer taking frontage from one lot and moving it to another lot. M. Scuola states no. M. Scuola states that it is pre-existing non-conforming. K. Taub states that they are looking to create a more non-conforming lot. D. Eskoff states that is a huge ask asking for zero feet setback. A. Wine asks if the property line is exact on the map. D. Eskoff asks how the neighbor's feel about this. M. Scuola states that he has spoke to them, but not about this. A. Wine states that the ZBA needs to make sure there are no violations on the property. K. Taub states that he feels that this project can go on the agenda for two weeks from today. D. Eskoff states that the ZBA has 62 days to give a decision from the close of a Public Hearing. It would help to know if the Town signed off on any of this. She states that they are trying to resolve these issues. D. Eskoff confirms that this project is now down to three lots and they are requesting five variances. A. Wine questions the fence setback being at zero feet.

MOTION: K. Taub

SECOND: S. MacDonald

RESOLVED, the Zoning Board of Appeals hereby accepts the Application of Michael Scuola request for Area Variances for an existing single-family residence with pool and proposed key hole lot at 656-658 Locust Grove Road (LDR), TM#125.-2-32.111, TM#125.2.29, Case #1066 and sets a Public Hearing for January 16, 2024 at 7 p.m.

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

### **New Business**

Doyle, J. Case #1067  
 TM# 125.-2-24.32

Area Variance  
 177 Greene Road

J. Doyle is present. D. Eskoff states that this project was in front of the ZBA in July of 2022 and received approval then and it has expired. J. Doyle states that with COVID and everything happened he didn't realize that it expired. He states that he removed a lot of metal and garbage from the property. D. Eskoff states that he could have applied for an extension, but that needs to be done before it expires. T. Flynn asks if the setbacks changed. J. Doyle states no, nothing has changed he submitted exactly what he did the first time he was in front of the ZBA. J. Reckner states that he will verify the setbacks. D. Eskoff states to get that information to K. McMahon and J. Reckner will make that determination.

MOTION: T. Flynn

SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby accepts the Application of James G. Doyle for Area Variances for a single-family residence for property located at 177 Greene Road (LDR), TM#125-2-24.32 Case #1067, and sets a Public Hearing for January 16, 2024 at 7 p.m.

- Confirm building footprint/site plan with Town Zoning/Code Enforcement for clarification of requested area variance relief for acreage, frontage and side yard setbacks.

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

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**Correspondence**

D. Eskoff states the Board received correspondence from K. Kwalik, 28 Old Stone Ridge, Case #1062, withdrawing his application.

Correspondence was also received from K. Faiola.

**Other Business**

K. Faiola is present, she has questions regarding the ZBA process for a Use Variance application.

D. Eskoff reminded the Board about the annual training requirement and the upcoming Planning & Zoning Conference.

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Meeting adjourned at 7:50 p.m. All members in favor.

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Respectfully submitted by,

Kimberley McMahon  
 ZBA Executive Secretary