

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

April 1, 2025

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, T. Flynn, S. MacDonald, B. Etson, and J. Pollard, alternate. K. Taub is absent. J. Pollard has full voting privileges for the entirety of the meeting. J. Reckner is present.

Minutes

February 4, 2025

MOTION: T. Flynn

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, and S. MacDonald,

Noes: Noes

Absent: K. Taub

Abstain: B. Etson and J. Pollard

Old Business

Conant, E. Case#1076
 TM# 139.-1-35.1 & 139.-1-35.2

Area Variance
 165 & 189 Wilton Road

Alisa Dalton Esq. is present for the applicant. D. Eskoff states this application is for variances for a subdivision. Originally this was to make two lots. This project was referred to the Saratoga County Planning Department and they have stated this project has no significant County wide impacts. D. Eskoff states that since this project first came in front of the Board it now has a representative. The ZBA did get an Advisory Opinion from the Planning Board and the request has been updated the applicant. They have resubmitted a map indicating three lots with the existing three houses now with one house on each of the three lots. A. Dalton states correct and there is two parcels and three homes and there is no need for sub size parcel and the Planning Board suggested that the large parcel in the back to be a keyhole lot so that there is no need for an easement. D. Eskoff asks J. Reckner if that falls in line with a keyhole lot, because that parcel has adequate frontage on the other side of the driveway. A. Dalton states yes, there is ample frontage to the north. The proposed parcel with the Studio will need two variances on the southwest side. The property line requires 50' and the proposed setbacks are 42.7' and 46.4' so it will be requiring a 7.3' and the other one will require 3.6'. Lot 1 house will require one variance to the northeastern side yard has 47.1' needs 2.9' of relief. Lot 2 house will require one variance for the northeast yard setback requiring 50' needs 14.6' of relief and that is the biggest variance. T. Flynn asks if there will be 2 sides on that parcel. J. Reckner states yes.

MOTION: T. Flynn
 SECOND: B. Etson

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance for subdivision by Elizabeth Conant for properties located at 163 and 175 Wilton Gansevoort Road (LDR), TM# 139.-1-35.1 and TM# 139.-1-35.2, ZBA Case #1076, and sets a Public Hearing for May 6, 2025 at 7:00 p.m.

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

New Business

Bell J. & Schwedt, A. Case #1081
 TM# 112.-1-74

Area Variance
 14 Greenfield Manor Road

Jeslyn Bell is present. J. Bell states that she has owned the house since 2007 and has made minor improvements to it and she intends on staying there for distant future. Their goal is to take the existing 1½ car garage into a full 2 car garage and add an in-law apartment. She would move into the in-law apartment and her parents will move into the house. This way her parents can travel. D. Eskoff states that that is a switch usually the child is making room for the parents. J. Bell states that they really love the house and are looking to bring it all together. She states that she worked in the construction field for 15 years in kitchen and bath so she is familiar with everything. The ZBA is looking at just the expansion of the current garage and an in-law apartment. This is the LDR District on 1.16 acres the frontage and the acreage won't change the ZBA is only looking at the setbacks. J. Pollard asks if there is a setback requirement. D. Eskoff states that J. Reckner put it in the letter for them. J. Bell states that they want to stay consistent with the house. D. Eskoff states the ZBA is only looking at the setbacks. J. Bell states that there are a couple of trees that need to come down, but she loves the trees and the privacy. J. Pollard asks if the setbacks would be pre-existing. J. Reckner states yes. T. Flynn asks if an in-law apartment is allowed in that district. J. Reckner states that in-law apartments are allowed in every district. D. Eskoff asks if a kitchen is allowed in both. J. Reckner states yes.

MOTION: S. MacDonald
 SECOND: J. Pollard

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance for a garage extension and in-law apartment by Jeslyn Bell and Alan Schwedt for property located at 14 Greenfield Manor Road (LDR), TM# 112.-1-74, ZBA Case #1081, and sets a Public Hearing for May 6, 2025 at 7:00 p.m.

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

Correspondence

None

Other Business

None

Meeting adjourned at 7:18 p.m. All members in favor

Respectfully submitted by,

Kimberley McMahon
Executive Secretary
ZBA