

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

**February 4, 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 D. Eskoff, T. Flynn, S. MacDonald, an K. Taub. B. Etson, and J. Pollard, alternate, are absent. J. Reckner, Zoning Administrator is present.

**Minutes**

January 7, 2025

MOTION: T. Flynn

SECOND: S. MacDonald

RESOLVED, that the Zoning Board of Appeals waives the reading of the November 5, 2024 and accept the corrected Minutes

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

Noes: Noes

Abstain: None

Absent: B. Etson

**Old Business & Public Hearing**

Chandler, K. Case # 1080  
TM# 111.-2-21.2

Area Variance  
49 Allen Road

Kevin and Jacquelyn Chandler are present. D. Eskoff states that this project is located at 49 Allen Road in the LDR District. D. Eskoff opens the public hearing at 7:01 p.m. K. McMahon confirms proof of publication. No one is present to speak on behalf of this project and there is no correspondence, she closes the public hearing at 7:02 p.m. This was built using a 1993 survey and when they got the new survey they realized they did not meet the setbacks. They are looking for 2'11" area variance.

MOTION: T. Flynn

SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals hereby approves the Application for Area Variance for Kevin & Jacquelyn Chandler for a garage structure on property located at 49 Allen Road (LDR), TM# 111.-2-21.2, Case #1080, and grants the following relief:

- 2' 11" Side Yard Variance for the North side property line

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant in order to meet the needed property setback. Garage construction was based on a pre-existing survey. A new survey then showed the garage was closer to the North side property line than it had been previously shown.
- There are no undesirable changes to the neighborhood character or detriment to nearby properties. It is in a wooded area that will not affect the neighborhood. No opposition was expressed by any neighbors.
- The request is not substantial for 2' 11" of the 50' needed setback.
- There are no detrimental or adverse environmental effects for this property, all grading and sitework have been done appropriately.
- The alleged difficulty is self-created (which is relevant but not determinative).

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

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**Correspondence**

None

**Other Business**

None

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Meeting adjourned at 7:06 p.m. All members in favor

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Respectfully submitted by,

Kimberley McMahon  
 Executive Secretary  
 Zoning Board of Appeals