

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

MAY 6, 2008

REGULAR MEETING

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by Taylor Conard at 7:30 p.m. On roll call the following members are present: Taylor Conard, Michelle Granger, Paul Lunde, Stanley Weeks, Kevin Veitch and Stefan Strakos, Alternate. Gerry McKenna, Zoning Administrator is present.

APRIL 1, 2008 MINUTES:

MOTION: M. Granger

SECOND: S. Weeks

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of April 1, 2008, as submitted.

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

NEW BUSINESS

ANTHONY VACCARIELLI – Case #809, Area Variance

Route 9N (Triple J Way)

T. Conard reviews that the applicant would like to have a number of variances. This is in the LDR District, but the old zoning was 3 acres minimum. T. Conard asks if this was a proposed subdivision and if anything was ever acted on. G. McKenna states that it was in front of the Planning Board recently. Paul Male states that this goes back way before that. The property itself goes back to 1989 – the late 1990's, the history goes back almost 20 years. G. McKenna states that this new lot was never officially subdivided. K. Veitch asks for a larger map and asks if the setbacks are on it. A larger map is provided and left with the Board, additional copies will be provided. T. Conard states that it looks like we need a 2.809 area variance for lot 1; 2.923 area variance for lot 2; 2.675 area variance for lot 3 and 2.963 area variance for lot 4. Frontage variances will be needed also.

RESOLUTION – A. Vaccarielli, Area Variance

MOTION: K. Veitch

SECOND: S. Weeks

RESOLVED, that the Zoning Board of Appeals accepts the application of Anthony Vaccarielli as complete for property located at 4440 Route 9N, TM#99.-1-2.11 and sets a public hearing for June 3, 2008 at 7:30 p.m., contingent upon:

- **Additional maps to be received by May 20, 2008**

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

May 6, 2008

JAMES ZEIGLER – Case #810, AREA VARIANCE
Grange Road

T. Conard reviews that the applicant would like to build a 10 x 20 shed and needs a side yard variance of 5' and a front yard variance. T. Conard questions the way that the applicant explained that it would be 2 feet from the property line but 20' from the road. J. Zeigler states that what he is taking as the property line is where the surveyor put his stake. He is not sure how far off the road. G. McKenna states that he is using the right-of-way too. J. Zeigler states that he is actually 20 feet from the edge of the blacktop, where the closest corner of the building would be. T. Conard states that this would need a 25' front yard variance. M. Granger states that the photos were helpful, but asks for another map that actually shows where the property lines are versus what he actually needs with the measurements included. S. Weeks asks what is on the lot next door and where the structures are located on that lot. J. Zeigler explains where the house and shed are in comparison to the neighbor's house. M. Granger asks that that information be included on a new map. J. Zeigler states that he is replacing a shed that was actually closer to the property line. He states that there is a garage on the next lot up which is also 20' off the road. T. Conard states that it is very close to the road, right at the top of the hill. J. Zeigler states that the plus to this is that he has a 5' bank there and that creates a bigger buffer. K. Veitch asks how far the driveway is from the neighbor's property. J. Zeigler states that they are quite a ways. T. Conard states that it is at the top of the hill and the applicant is part way up the hill. S. Weeks questions T. Conard's comment that the applicant would not need a variance if it was a smaller structure. T. Conard states that according to the Zoning law, any auxillary building under 120 square feet, you do not have to take into account the side yard or any of the setbacks, you can put it anywhere in the yard, by current law. S. Weeks states that he was not aware of that. T. Conard states that is going to change however, it looks like there is going to be a change to the law. The change will be that you do not need to worry about the side and rear yard setbacks, but you will have to pay attention to the front yard setbacks.

RESOLUTION – J. Zeigler, Area Variance

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals accepts the application of James Zeigler as complete for property located at 102 Grange Road, TM#138.19-2-14 and sets a public hearing for June 3, 2008 at 7:30 p.m., contingent upon:

- **Additional maps to be received by May 20, 2008**

VOTE: Ayes: Conard, Granger, Lunde, Veitch, Weeks

Noes: None

DISCUSSION

A student participating in the PIG (Participation in Government) class at Saratoga High School asks questions about the ZBA process. T. Conard explains the public hearing and decision making process. He explains that we did not have any old business on tonight's agenda for the student to observe.

Meeting adjourned 7:53 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland
Secretary