

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

September 2, 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, K. Taub, and J. Pollard, alternate.

Minutes

August 5, 2025

MOTION:

SECOND:

RESOLVED, that the Zoning Board of Appeals waives the reading of August 5, 2025, and accepts the corrected Minutes.

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

Noes: Noes

Absent: None

Abstain: S. MacDonald,

Old Business& Public Hearing

Bovee, B. Case 1084
 TM# 137.-1-51.111

Area Variance
 655 Coy Road

Adam and Becky Bovee are present. T. Flynn recuses himself. D. Eskoff states that this is the same criteria as last year. D. Eskoff opens the public hearing at 7:01 p.m. A. Bovee states that they are seeking approval and looking forward to moving ahead with their project. D. Eskoff asks if there is proof of publication. K. McMahon states yes. No one is present to speak on behalf of this project and no correspondence. D. Eskoff closes the public hearing at 7:02 p.m.

MOTION: K. Taub

SECOND: B. Etson

RESOLVED, the Zoning Board of Appeals hereby reapproves the application of Adam and Becky Bovee 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 #1084.

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, B. Etson and J. Pollard

Noes: None

Abstain: None

Absent: T. Flynn

New Business

Nightingale, N. Case# 1085
TM# 163.-2-82.1

Area Variance
200 Middle Grove Road

Greg Kaweck and Brooke Nightingale are present. T. Flynn re-joins the Board. D. Eskoff states this project is located in MDR-1 District. She states that the ZBA will be sending this project to the Planning Board for an Advisory Opinion to see if this has viability as a conversion and project stating that the Planning Board is the best Board to weed out and get to the nuts and bolts because the Planning Board will ultimately be the Board that may approve this project. K. Taub and B. Etson agree. D. Eskoff states that there are a lot of different components. She states that the ZBA has to give the minimal variance as possible. G. Kaweck states that they are converting square footage. D. Eskoff states they are still building/converting the barn. T. Flynn states the Building Inspector will look at the habitable space.

MOTION: D. Eskoff

SECOND: K. Taub

RESOLVED, that an application from Nicholas and Brooke Nightingale has been submitted for an Area Variance for a Detached Garage Apartment where the applicants are looking to convert an existing pole barn (built 2011) into the Garage Apartment with pool house and entertainment space for property located at 200 Middle Grove Rd (MDR-1), TM# 163.-2-82.1, Case #1085. This project requires Special Use Permit approval by the Town of Greenfield Planning Board under Greenfield Town Code. The application is proposing a 1,991 sq. ft. Garage Apartment (991 sq. ft. variance request), however, total living space appears at 2,202 sq. ft. on plans. Total living space for the proposed project needs further verification. The Zoning Board of Appeals hereby refers this Application to the Town of Greenfield Planning Board for their Advisory Opinion on this proposed project regarding the overall viability of such a project under Greenfield Town Code §105-84 (C)(1), and,

BE IT FUTHER RESOLVED, that the Town of Greenfield Zoning Board of Appeals hereby tables this Application for Area Variance for the proposed project pending the receipt of the Advisory Opinion by the Town of Greenfield Planning Board for this Application, and

BE IT FURTHER RESOLVED, that the Applicants shall submit the following information to the Zoning Board of Appeals prior to any further review of this Application by the Zoning Board of Appeals for the proposed project:

Seven (7) Copies of:

- Any information that may be requested and submitted to the Town of Greenfield Planning Board during their Advisory Opinion Review of this proposed project.
- ½ Scaled Building Plans (12x18 or appropriate scale for ease of use) of general layout/floor plan, and Elevations etc., for the proposed detached garage with garage apartment.
- Additional photos of the property, as necessary. including views of property to and from neighboring lots and from the road, obstructions or line of sight issues if any, house with proposed detached garage/apartment area from distance, etc.
- Any additional supportive information for the proposed project.

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

Harris, K. Case #1086
 TM# 111.-2-18.15

Area Variance
 103 Allen Road

Keith Harris is present. T. Flynn reads J. Reckner's letter. D. Eskoff states that this is a simple matter to make it compliant. This never got to the ZBA in 2010 when this property was subdivided. The Board agrees and sets a public hearing for October 7, 2025.

MOTION: K. Taub
 SECOND: T. Flynn

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance for a garage apartment by Keith Harris (LDR), TM# 111.-2-18.15, Case #1086, and sets a Public Hearing for October 7, 2025 at 7:00 p.m.

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

Correspondence None

Other Business None

Meeting adjourned at 7:16 p.m. All members are in favor.

Respectfully submitted by,

Kimberley McMahon
Executive Secretary
ZBA