

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

**July 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, B. Etson, K. Taub, and J. Pollard, alternate. S. MacDonald is absent. J. Pollard has full voting privileges for the entirety of the meeting.

**Minutes**

June 3, 2025

MOTION: K. Taub

SECOND: T. Flynn

RESOLVED, that the Zoning Board of Appeals waives the reading of June 3, 2025 and accept the corrected Minutes

VOTE: Ayes: T. Flynn, K. Taub, B. Etson, and J. Pollard

Noes: Noes

Absent: S. MacDonald

Abstain: D. Eskoff

**Old Business & Public Hearing**

Capelli, B. Case #1082  
 TM# 111.-1-43

Area Variance  
 435 Ormsbee Road

Ken Clark and Kristy Cramer are present for the Applicant. D. Eskoff opens the Public Hearing at 7:02 p.m. K. Clark states that he is present for his cousin B. Cappelli. D. Eskoff states that there was an emergency and B. Capelli can't be present. Mike and Lynn Acker, Ormsbee Road, are in favor of this project. K. Taub asks if the garage is able to be moved to reduce the variance. K. Clark states no not without moving a lot of the earth, a rock wall, and several trees. D. Eskoff states this project is seeking a west side yard setback of 15' and a southern front yard setback of 15'. She states the ZBA is looking at 2 15' setbacks, they are small variances. D. Eskoff states there is no one else present to speak about this project. D. Eskoff closes the Public Hearing at 7:04 p.m. J. Pollard states that there is an error on the Application. D. Eskoff states that it is minimal and he is not present to re-do the plans. B. Etson states that it is a lot of expense for the applicant

MOTION: K. Taub

SECOND: B. Etson

**RESOLVED**, the Zoning Board of Appeals hereby approves the Application for Area Variances for Bradley Capelli for a garage for property located at 435 Ormsbee Road (LDR), TM# 111.-1-43 and grants the following relief:

- 1) 15' Western Side Yard Area Variance

## 2) 15' Southern Front Yard Area Variance

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the applicant in total in order to meet the needed property setbacks without the unnecessary expense of the removal of earth, rock wall and trees.
- There are no undesirable changes to the neighborhood character or detriment to nearby properties. Neighbors are in favor of the project.
- The request is not substantial given the property layout.
- There are no detrimental or adverse environmental effects for this project to the property.
- The alleged difficulty is self-created (which is relevant but not determinative) but is offset given the project site aspects and that the impact of the project is minimal.

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

### New Business

Pappazzo, R. & Haws, C. Case# 1083  
 TM# 163.-2-81

Area Variance  
 196 Middle Grove Road

J. Pollard recuses himself. Rachel Rappazzo and Charles Haws are present. D. Eskoff states that this project is in MDR-1 District. They are looking for a 25' side yard setback Variance and a 71/4' rear yard setback variance. She states that this is another small request. R. Rappazzo states that it makes sense not to clear the land behind them to put the garage there. T. Flynn states why can't they fit in front tucked into the trees. C. Haws states it still won't meet the setbacks. D. Eskoff states she would like photo's she feels that will be helpful. R. Rappazzo asks if a picture from google earth? D. Eskoff states yes, something to help the Board see where it will be going. T. Flynn states measure from the road to the house.

MOTION: K. Taub  
 SECOND: B. Etson

**RESOLVED**, the Zoning Board of Appeals hereby accepts the Application for Area Variance for a garage by Rachel Rappazzo and Charles Haws for property located at 196 Middle Grove Road (MDR1), TM# 163.-2-81, ZBA Case #1083, and sets a Public Hearing for August 5, 2025 at 7:00 p.m. contingent upon receipt of the following information prior to the Public Hearing:

- Additional drawing and photos of property as requested by the ZBA

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

**Correspondence**

D. Eskoff states that the ZBA received correspondence from K. Faiola requesting to table her Use Variance.

**Other Business**

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Meeting adjourned at 7:25 p.m. All members in favor

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Respectfully submitted by,

Kimberley McMahon  
Executive Secretary