

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

October 7, 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

Minutes

September 2, 2025

MOTION: K. Taub
 SECOND: T. Flynn

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

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

Old Business & Public Hearing

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

Area Variance
 103 Allen Road

Keith Harris is present. D. Eskoff states that this was a Lot Line Adjustment that was done in 2010 and somehow the setbacks were overlooked by the Town and need to be corrected. She states that this is going to require 12'6" Area Variance. D. Eskoff opens the Public Hearing at 7:02 p.m. She asks if there is any correspondence. K. McMahon states no. D. Eskoff states that there is no one present to speak on this project. D. Eskoff closes the Public Hearing at 7:03 p.m. A resident states that he has never been to a Zoning Board of Appeals meeting before and asks if it is just a setback requirement. D. Eskoff states that the Applicant is requesting a 12' 6" Area Variance setback and if they wished to speak on this is should have been during the Public Hearing. The resident states that he was not aware of the process. D. Eskoff states that it is ok. It was an oversight on the Town. She states that the ZBA is the Board that will grant or not grant approval for this project and then it will have to go in front of the Planning Board for a Site Plan Review for a garage apartment. Somehow it was overlooked in 2010, and they are trying to correct it. T. Flynn asks if the structure was already there. D. Eskoff states that this is a pre-existing structure. There isn't much we can do at this point.

MOTION: K. Taub

SECOND: B. Etson

RESOLVED, the Zoning Board of Appeals hereby approves the Application for Area Variance for a garage apartment by Keith Harris (LDR), TM# 111.-2-18.15, Case #1086 located at 103 Allen Road and grants the following relief:

- 12 feet 6 Inch Side Yard Area Variance (50 Feet Required)

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant. The building already exists, and this Board is not asking them to tear it down. This Area Variance is being granted retroactively. This was a pre-existing structure at the time of the lot line adjustment on this property.
- There are no undesirable changes to the neighborhood's character or detriment to the nearby properties
- The request is not substantial given the size and circumstance of the variance.
- There are no adverse or environmental effects.
- It is unclear and questionable whether or not the variance request was self-created given the circumstances.

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

Noes: None

Abstain: None

Absent: S. MacDonald

New Business

Longo, S. Case #1087
TM# 137.-1-55.1

Area Variance
539 Sandhill Road

Stephen Longo is present. S. Longo states that he is looking to add a 24'x40' car port and NYS DEC won't let him build in any other spot. D. Eskoff asks if he has a letter from NYS DEC. She states that he did not fill out the SEQRA part of the application. The Board will need you to fill that out and return it to the office 2 weeks prior to the next meeting. She states that if he has a letter or something from NYS DEC, he should have let the Board know about as to What is your reasoning. That would be extremely helpful for the Board. T. Flynn agrees and states that even overlay of the wetlands would be helpful. He asks if NYS DEC did the delineation. S. Longo states that it was done in July. D. Eskoff states that anything he can provide to the Board would be helpful. Possibly the structure could be moved. T. Flynn states that it is a great point because the ZBA would limit the amount of variance as much as possible. He states by looking at he thinks that it could possibly be slid back. Is there any information on the wetlands and has it depicted on the map. He states that Saratoga County has a free program that can show the wetlands. S. Longo states that the Board can give him a minute he will look to see what he may have. D. Eskoff states that you can submit everything 2 weeks prior to the next meeting, including the SEQRA. K. Taub states that to move forward the Board needs to accept the Application and set a public hearing for the next meeting. D. Eskoff states

that the Board would set a Public Hearing contingent upon the receipt of the SEQRA and any other supporting items.

MOTION: B. Etson
SECOND: T. Flynn

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance for a carport by Stephen Longo (LDR), TM# 137.-1-55.1, Case #1087, 539 Sandhill Road and sets a Public Hearing for November 4, 2025, at 7:00 p.m. contingent upon:

- Receipt of missing to be completed SEQRA (Short Environmental Assessment Form Part I in application) along with all additional pertinent information including all correspondence and documents received from NYS DEC including the survey of wetland delineation including buffers, etc. for this property.

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

Ballah, J. Case #1088
TM# 150.2-1-14

Area Variance
9 Crestwood Drive

Jared Ballah is present. D. Eskoff states that this project is in the MDR-2 District. D. Eskoff states that the Applicant is requesting a 35' Area Variance that puts the detached garage 5' from the property line. J. Ballah states that what he is looking for is to put the garage at the end of the driveway. He states that he has a propane tank buried in the ground close to there. He needs to stay 10' from the propane tank. Unfortunately, it is the best place for the garage without taking trees. D. Eskoff asks if he has a tree buffer between his property and next-door property. J. Ballah states yes. D. Eskoff asks if it is a heavy tree line. T. Flynn states that he questions how healthy the trees are after the roots have been disturbed. T. Flynn asks if he can move it back. J. Ballah states that if he moves it back, he will have to remove several trees and extend the driveway. That would be excessive. D. Eskoff asks if he angled it toward the house. J. Ballah states that he angled it to the driveway. D. Eskoff states that their job is to minimize the Variance and sometimes it is a foot. She states that 5' is close. J. Ballah states that he prefers that the garage be 20'x28'. D. Eskoff states that the Board needs to know exactly where that back corner is going to be. The ZBA does not have any wiggle room. J. Ballah asks if he needs to have a survey done. D. Eskoff states if it has not been measured or determined then the Board has a problem. J. Ballah states that they are just his measurements that he came up with. K. Taub asks if he has a survey to work off. J. Ballah states not yet, once he gets the Variance then he will get the survey. D. Eskoff states that this is a recent subdivision. B. Etson states that he thinks that the Applicant thinks that he needs to get a survey. He states what the Chairperson is asking is that he is being vague where the garage is going to go. It needs to be plotted exactly where it is going to go. He asks if this is exactly where he wants the garage to be. The ZBA must go by exact measurements. There could be wiggle room if he possibly tilted the garage. The Board is not telling you what to do, they are asking him if there is some way to minimize the Variance. It is so close and really pushing. T. Flynn states as a Board they are required to limit it. He needs to give examples of why he needs the garage right there. J. Pollard states that if they were to approve this Variance the Board, has to provide the least

amount of Variance. He states that the Board will look at that. D. Eskoff asks the Board how they feel about holding off another month, he may need to go talk to J. Reckner. J. Ballah states that he has talked to J. Reckner. D. Eskoff states that if something changes T. Flynn states that he does not know where the garage line is it appears that it is in the back of the house. He would be asking for more than 50%, especially in the neighborhood. B. Etson states just looking at his survey that his diagram is off. The Board agrees. He feels that their job is to help the residents. J. Pollard states that it would be beneficial to draw the garage to scale then he would know how far and how much you need, this is an actual survey. K. Taub states that maybe put the garage parallel. There is no neighbor now but there will be one. It could impinge on the neighbor. D. Eskoff states that she would like to give him a month to figure things out and check in with J. Reckner to get his determination which then goes to the Board.

MOTION: D. Eskoff

SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby tables the Application for an Area Variance for a detached garage by Jared Ballah (MDR2), TM# 150.2-1-14, Case #1088 located at 9 Crestwood Drive pending updated detailed drawings with more specific information, to scale, on the proposed project for this property.

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

Noes: None

Abstain: None

Absent: S. MacDonald

Correspondence:

Correspondance was received from K. Faiola withdrawing her application for Use Variance.

Other Business: None

Meeting adjourned at 7:27 p.m. All members in favor

Respectfully submitted by,

Kimberley McMahon
Executive Secretary
ZBA