TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

January 7, 2026

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, K. Taub, and J. Pollard, alternate. S. MacDonald and B. Etson are absent. J. Pollard has full voting privileges.

Minutes

January, 7 2026

MOTION: K. Taub
SECOND: T. Flynn
RESOLVED, that the Zoning Board of Appeals waives the reading of the December 16, 2025 minutes and accept the corrected Minutes

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

Old Business & Public Hearing

Longo, S. Case #1087 — Area Variance
TM# 137.-1-5.1 — 539 Sand Hill Rd.

Stephen Longo is present. D. Eskoff stares that project is in LDR district. D. Eskoff states that this is a public hearing and opens hearing at 7:02pm. No one from the public is present. D. Eskoff closes public hearing at 7:02. D. Eskoff asks of there is proof of publication. K. McMahon states yes. Received approval after discussion of the building setback requirements. Approved variance for garage construction after finding that it meets the balancing test criteria.

MOTION: T. Flynn
SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby approves the Application for Area Variance for a carport by Stephen Longo (LDR), TM# 137.-1-55.1, Case #1087, 539 Sandhill Road and grants the following relief:

- 29' Front Yard Setback.

This approval is based on the following criteria:

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- The benefit cannot be achieved by other means feasible to the Applicant. The location is the most practical given the layout and potential wetland issues on other side of property. Also, the location will not block the entrance to the existing garage.
- There are no undesirable changes to the neighborhood character or detriment to the nearby properties the garage will be screened from the road.
- The request is not substantial given the size and circumstance of the variance less than 38 percent.
- There are no adverse or environmental effects the project sits in a good area on property and will not increase rain effect runoff.
- The alleged difficulty is self-created (which is relevant but not determinative).

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

Ballah, J Case#1088 Area Variance
TM# 150.2-1-14 9 Crestwood Dr.

Jered Ballah is present. After providing updated measurements for a previously submitted garage construction, project was approved for a public hearing on February 3, 2026. Updated measurements show 11ft 8 in from the property line in the back corner, and 17ft 8in in the front corner more than 10ft from buried propane tank and 35ft from end of driveway. J. Ballah stated the reasoning for the proposed location of the garage is that only 3 trees would need to be removed, as opposed to having to remove approximately 50 trees to put in another location on the 1.55-acre property.

MOTION: K. Taub
SECOND: J. Pollard

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance for a detached garage by Jered Ballah (MDR-2), TM# 150.2-1-14, Case #1088, 9 Crestwood Drive and sets a Public Hearing for February 3, 2026 at 7:00 p.m.

VOTE: Ayes: D. Eskoff, K. Taub and J. Pollard
Noes: T. Flynn
Abstain: None

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Absent: S. MacDonald, B. Etson

New Business

Seeley, A. Case # ZB-25-010 Area Variance

TM# 99.-1-27 312 Spier Falls Rd.

Audrey Seeley is present. D. Eskoff states that sub-division case was previously approved by Planning Board and County. Case was not brought to the attention of the Zoning Board. Public hearing was approved by Zoning board, pending clarification on exact lot sizes. Applicant believes lots to be e acres and 7.51 acres, as opposed to 4 and 6.51 acres as shown on submitted maps. Final stamped survey maps must be shown to the board prior to the next meeting in order to confirm lot sizes.

MOTION: K. Taub
SECOND: T. Flynn

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance for a subdivision lot by Audrey Seeley (LDR), TM# 99.-1-27, Case #ZB-25-010, 312 Spier Falls Road and sets a Public Hearing for February 3, 2026 at 7:00 p.m. contingent upon:

- Clarification and verification of the newly created lot's acreage size as shown on the final approved map as filed with the County.

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

Correspondence

None

Other Business

None

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Meeting adjourned at 7:19 p.m. All members in favor

Respectfully submitted by,

Erika Faas
Executive Secretary
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