

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

February 3, 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, S. MacDonald, and K. Taub. J. Pollard, alternate, and B. Etson are absent.

Minutes

January 7, 2026 - Postponed

Old Business & Public Hearing

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

Area Variance
9 Crestwood Dr.

A Public Hearing for J. Ballah is opened by D. Eskoff at 7:02 pm. J. Ballah is present. There are no correspondences. Proof of publication has been provided. Two neighbors are present: Mr. Young and Dale Jenks. Mr. Young is in favor. Dale Jenks is also in favor, as long the no cut zone, 138ft from his home, is not disrupted. D. Eskoff confirms the no cut zone will not be disrupted. The Public Hearing is closed at 7:05 pm.

MOTION: K. Taub

SECOND: S. MacDonald

RESOLVED, the Zoning Board of Appeals hereby approves 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 grants the following relief for this project:

- 17 feet 2-inch West Side Variance and
- 23 feet 2-inch West Side Variance

This approval is based on the following criteria:

- While the benefit might be achieved by other means feasible to the Applicant the cost and large number of trees to be removed make it more prohibitive and less feasible.
- There are no undesirable changes to the neighborhood character or detriment to the nearby properties per the neighbors who are in favor. Project will not affect the "no cut buffer zone." Any future undesirable changes are speculative and should not be the basis for these criteria.
- The request is substantial.
- There are no adverse or environmental effects.
- The alleged difficulty is self-created (which is relevant but not determinative).

VOTE: Ayes: D. Eskoff, K. Taub and S. MacDonald

Noes: T. Flynn
Abstain: None
Absent: B. Etson

Seeley, A. Case # ZB 25-010
TM# 99.-1-27

Area Variance
312 Spier Falls Rd.

A Public Hearing for A. Seeley has been opened by D. Eskoff at 7:25 pm. A. Seeley is present. There are no correspondences. Proof of publication has been provided. There are no discussions. The Public Hearing is closed at 7:26pm.

MOTION: T. Flynn
SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby approves the Application for Area Variance for a minor subdivision lot by Audrey Seeley (LDR), TM# 99.-1-27, Case #ZB-25-010, 312 Spier Falls Road and grants the following relief:

- 3 Acre Variance (Lot 1)

This approval is based on the following criteria:

- The benefit cannot be achieved by other means feasible to the Applicant. This was a pre-approved keyhole lot as part of a minor subdivision by the Planning Board. The wetlands appear to have played a crucial role in the outcome.
- There are no undesirable changes to the neighborhood character or detriment to the nearby properties. Similar to other properties on Spier Falls Road. (County Planning Board finding of No Significant County-wide or Intercommunity Impact).
- The request may be substantial but offset by the nature and character of the properties it is not.
- There are no adverse or environmental effects it is a buildable lot and can handle the water, stormwater runoff, etc. on the lot.
- The alleged difficulty is self-created (which is relevant but not determinative).

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

New Business

Groski, B. Case # ZB-001
TM# 138.19-1-21

Area Variance
32 Pine Robin Rd

B. Groski is present for the application.

MOTION: D. Eskoff

SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals hereby tables a decision on the Application of Brian Groski for a garage at 32 Pine Robbin Road (LDR), TM# 138.19-1-21, Case #26-003, until the ZBA's March 2026 meeting.

The ZBA request the following information from the Applicant:

- Photos of the property including current house, pool shed, proposed garage location and to and from the road and neighboring properties
- Wetland delineation information for the property from DEC
- Survey of the property or plan/map to scale for property
- Alternative plan for garage, i.e. size, lot coverage, etc.

VOTE: Ayes: D. Eskoff, K. Taub, T. Flynn and S. MacDonald

Noes: None

Abstain: None

Absent: B. Etson

Correspondence

None

Other Business

None

Meeting Adjourned at 7:45 pm. All members in favor.

Respectfully Submitted By,

Erika Faas

Executive Secretary

ZBA