

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

June 2, 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 pm. On roll call the following Board members are present: D. Eskoff, B. Etson, K. Taub and T. Flynn. J. Pollard and S. MacDonald are absent. J. Reckner, Zoning Administrator, is present. E. Faas, Executive Secretary to the Zoning Board of Appeals, is present.

Minutes

January 7, 2026

MOTION: K. Taub

SECOND: T. Flynn

RESOLVED, that the Zoning Board of Appeals waives the reading of the January 7, 2026, minutes and accepts them as presented.

VOTE: Ayes: D. Eskoff, T. Flynn, K. Taub,

Noes: None

Absent: J. Pollard, S. MacDonald

Abstain: B. Etson

February 3, 2026

MOTION: T. Flynn

SECOND: K. Taub

RESOLVED, that the Zoning Board of Appeals waives the reading of the February 3, 2026, minutes and accepts them with corrections noted.

VOTE: Ayes: D. Eskoff, T. Flynn, K. Taub,

Noes: None

Absent: J. Pollard, S. MacDonald

Abstain: B. Etson

May 5, 2026

MOTION: B. Etson

SECOND: D. Eskoff

RESOLVED, that the Zoning Board of Appeals waives the reading of May 5, 2026, minutes and accepts them as presented.

VOTE: Ayes: D. Eskoff, T. Flynn, B. Etson

Noes: None

Absent: J. Pollard, S. MacDonald

Abstain: K. Taub

New Business

Gryga, Peter & Blythe Case # ZB 26-016

Area Variance

TM# 123.-2-65

409 Ridge Road

J. Grassi of Jones, Steves & Grassi is present representing the Applicant. P. Gryga is present as well. The Applicant purchased lot-1 of what was the previously approved Ridge Road subdivision. J. Grassi explained that the matter arose from a previously approved subdivision in which the contemplated roadway was never constructed, and no bond remained available for construction. The Applicant had purchased the lot from Witt believing it to be buildable, and later learned that current lawful access was unresolved.

E. Eskoff stated the protocol is to send the matter before the Town Board for Open Development. The matter may then be sent before the Planning Board for an advisory opinion, then back to the Zoning Board of Appeals for further variance consideration.

MOTION: D. Eskoff

SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby refers ZBA Case# ZB 26-026, TM# 123.-2-65, Peter and Blythe Gryga, 409 Ridge Rd (LDR), to the Greenfield Town Board for Open Development review.

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

Noes: None

Absent: S. MacDonald, J. Pollard

Abstain: None

Old Business and Public Hearing

Stock, Thomas & Roberta Case # ZB 26-007

Area Variance

TM# 100.-1-6.1

36 Lincoln Mountain Road

Applicants are present and have submitted required revisions including arial photographs, maps, and an updated survey. The Applicants explained the parcel was part of a larger ownership with land extending between Greenfield and Corinth, and the Greenfield parcel contained approximately 5.48 acres, requiring approximately 0.46 acres of relief from the 6 - acre minimum. The Board discussed the frontage request in relation to the survey information and County mapping, with the Board noting that the submitted survey reduced the amount of frontage relief being requested.

A public hearing for Thomas and Roberta Stock is re-opened at 7:14 p.m. by D. Eskoff. E. Linendoll of 32 Lincoln Mountain Rd and Naomi Kruger of 38 Lincoln Mountain Rd were both present and spoke in favor of the application stating they had no objection to a residence being built on the parcel. D. Eskoff closes the public Hearing at 7:28 p.m.

A motion is made to approve the requested Area Variances for 36 Lincoln Mountain Rd:

MOTION: K. Taub

SECOND: T. Flynn

RESOLVED, the Zoning Board of Appeals hereby approves the Application for Area Variance by Roberta & Thomas Stock (LDR), TM# 100.-1-6.1, Case #ZB 26-007, for two area variances for property located at 36 Lincoln Mountain Road, as follows:

- Acreage of .46 Acres
- Frontage of 141.42 Feet

The above area variances are based on the following findings:

- The alleged difficulty is not self-created, the property is essentially a pre-existing non-conforming keyhole type lot that was not made a part of the surrounding subdivision. The most updated survey presented shows reduced need for frontage request versus County frontage information.
- It will not affect the character of the neighborhood. Although there is concern by one neighbor, two nearby neighbors are in favor of the project. There is still substantial frontage on the lot which is a very large heavily wooded lot located in a heavily wooded area. (No significant County-wide or intercommunity impact per Saratoga County Planning Board).
- The benefit cannot be achieved by other feasible means regarding financial aspects and gain for the property.
- There will be little to no known environmental impact as clearing will be limited per Town Code and New York DEC regulations.

The granting of the two above area variances are contingent upon the Applicant submitting the updated survey to Saratoga County and the County's acceptance of the updated survey information.

Bogen, Lyle & Chastity Case # ZB 26-014

Area Variance

TM# 124.7-1-27

6 Ivy Lane

Applicants Lyle and Chastity Bogan are present. The Bogan's have provided the additional requested material including photographs, design information, and septic location details. The Applicants explained that the existing garage would be converted into living space and that the proposed new garage would provide parking and workspace for personal residential use.

D. Eskoff opens the Public Hearing at 7:45 p.m. No correspondence has been received, and no members of the public spoke in opposition. Proof of publication is noted. The Public Hearing is closed at 7:46 p.m.

A motion is made to approve the requested variances for 6 Ivy Lane:

MOTION: B. Etson

SECOND: D. Eskoff

RESOLVED, the Zoning Board of Appeals hereby approves the application of Chastity and Lyle Bogan request for two area variances for an addition to an existing single-family residence at 6 Ivy Lane (LDR), TM#124.7-1-27, Case #ZB 26-014, as follows:

- Front Yard Setback Area Variance of 28.2 Feet
- A Side Yard Setback Area Variance of 5 Feet

The above variances are the minimum necessary to allow reasonable use of the property. The Board finds:

- No undesirable change in neighborhood character or detriment to nearby properties,
- The benefit cannot be achieved by other means feasible due to the lot lines,
- The variances are not substantial,
- No adverse physical or environmental impacts will occur, and
- The difficulty was not self-created in order to make improvements to accommodate current and future needs.

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

Noes: None

Abstain: None

Absent: S. MacDonald and J. Pollard

Pratt, David Case # ZB 26-015

Area Variance

TM# 100.-1-59

60 Lincoln Mountain Road

Applicant D. Pratt is present.

D. Eskoff opens the Public Hearing at 7: 51 p.m.

D. Pratt explains the lot is 5.2 acres and has limited buildable area due to topography and setbacks. His existing garage is not practical for all vehicle and storage needs. The proposed garage would be placed in an existing parking area near the driveway. He stated the proposed

garage would match the existing house and other garage in materials and appearance, with possible stonework to coordinate with the residence.

No neighbor correspondence has been received, and no members of the public spoke in opposition. Proof of publication is noted. The Public Hearing is closed by D. Eskoff at 7:56 p.m.

A motion is made to approve the requested Area Variance for 60 Lincoln Mountain Rd:

MOTION: T. Flynn

SECOND: K. Taub

RESOLVED, the Zoning Board of Appeals hereby approves the application of David Pratt request for an area variance for a four-car detached garage at 60 Lincoln Mountain Road (LDR), TM#100.-1-59, Case #ZB 26-015 and grants the following:

- Side Yard Setback Area Variance of 30 Feet

The above is based on the following findings by the Board:

- The benefit cannot be achieved by other means feasible to the Applicant due to the restriction of the site and location of the septic and other factors. It is a good location for the garage,
- There is no undesirable change in neighborhood character or detriment to nearby properties this is a very wooded area and the lot to the west is buffered,
- The request is substantial at 30 of 50 feet but not determinative as it is what is needed to accommodate the project,
- No adverse environmental factors due to placement of garage, part of driveway exists rainwater is controlled, less visual impact, and
- While this project is self-created it is relevant but not determinative.

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

Noes: None

Abstain: None

Absent: S. MacDonald and J. Pollard

Meeting is adjourned at 8:00 p.m.

Respectfully Submitted By,

Erika Faas

Executive Secretary to the Zoning Board of Appeals