

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

April 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 pm. On roll call the following Board members are present: D. Eskoff, S. MacDonald, J. Pollack (alternate), and B. Etson. J. Pollard has full voting privileges. T. Flynn and K. Taub are absent. J. Reckner, Zoning Administrator, is present. E. Faas, Executive Secretary to the Zoning Board of Appeals, is present.

Minutes

January 7, 2026 – Postponed

February 3, 2026 – Postponed

March - None

Old Business

NONE

New Business

LeStrange, Gregory Case # ZB 26-006

Area Variance

TM# 112.-2-14

984 Locust Grove Road

The Applicant is present. He is in front of the Board requesting a variance so that he may construct a pole barn with a concrete slab on his property. The Board agrees that his application looks complete and motions to set a Public Hearing .

MOTION: J. Pollard

SECOND: S. MacDonald

RESOLVED, the Zoning Board of Appeals hereby accepts the application for Area Variance for a detached garage by Gregory LeStrange (LDR), TM# 112.-2-14, Case # ZB 26-006, 984 Locust Grove Road, and sets a Public Hearing for May 5, 2026, at 7:00 pm.

VOTE: Ayes: D. Eskoff, S. MacDonald, B. Etson and J. Pollard

Noes: none

Abstain: None

Absent: K. Taub, T. Flynn

Stock, Thomas & Roberta Case # ZB 26-007 Area Variance
TM# 100.-1-6.1 36 Lincoln Mountain Road

The Applicants are present. Thomas and Roberta Stock are in front of the Board requesting Area Variances for lot size and road frontage to meet the minimum requirement of 6-acres. The case was referred to the Saratoga County Planning Board since the parcel is bisected by the shared boundary line with the Town of Corinth. The Saratoga County Planning Board determined no significant County-wide or Intercommunity Impact would result from this project.

MOTION: S. MacDonald

SECOND: B. Etson

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for Area Variance by Robert & Thomas Stock (LDR), TM# 100.-1-6.1, Case # ZB 26-007, 36 Lincoln Mountain Road and sets a Public Hearing for May 5, 2026, at 7:00 pm.

VOTE: Ayes: D. Eskoff, S. MacDonald, B. Etson and J. Pollard

Noes: None

Abstain: None

Absent: K. Taub, T. Flynn

Saratoga, Corinth & Hudson Railway Case # ZB 26-013 Area Variance
TM# 151.-2-107.1 101 Canty
Road

The Applicant, Hal Raven, is present. Saratoga, Corinth & Hudson Railway currently operates with a Special Use Permit on leased land. They are purchasing one of the parcels leased and need the Area Variance to obtain a new Special Use Permit. The parcel requires a 5 -acre minimum as a Recreational Facility. The parcel is shown to be 2.71 acres, which will require a Variance of 2.29 acres for this project. The Applicant was in front of the Town of Greenfield Planning Board previously and the Planning Board has provided an advisory opinion letter in favor of approval. D. Eskoff points out the application is missing the name and signature of the current property owner and instructs the Applicant to add this information to the application, obtain the owner's signature, and bring it back to the Building Department before notices are sent out for a Public Hearing.

MOTION: J. Pollard

SECOND:S. MacDonald

RESOLVED, the Zoning Board of Appeals hereby accepts the Application for an Area Variance for Saratoga, Corinth & Hudson Railway by Hal T. Raven (MDR-1), TM# 151.-2-107.1, Case # ZB 26-013, 101 Canty Road and sets a Public Hearing for May 5, 2026, at 7:00 PM. This acceptance is contingent upon receipt by the ZBA of the following completed information/signature sections on the application for the subject property/project by April 21, 2026 :

- Property Owner Information (page 1)
- Property Owner Certification (by Property Owner, page 4)
- Authorization of Agent (for Railway, page 5)

VOTE: Ayes: D. Eskoff, S. MacDonald, B. Etson and J. Pollard

Noes: None

Abstain: None

Absent: K. Taub, T. Flynn

Meeting Adjourned at 7:16 p.m.

Respectfully Submitted By,

Erika Faas

Executive Secretary

Zoning Board of Appeals

DRAFT