

TOWN OF GREENFIELD
ZONING BOARD OF APPEALS

May 5, 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

April 7, 2026

MOTION: S. MacDonald

SECOND: B. Etson

RESOLVED, the Zoning Board of Appeals waives the reading of April 7, 2026, minutes and accepts the corrected minutes.

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

Noes: NONE

Abstain: NONE

New Business

Bogen, Lyle & Chastity Case # ZB 26-014

TM# 124.7-1-27

Area Variance

6 Ivy Lane

Lyle and Chastity Bogen are present. They are in front of the ZBA for an Area Variance at 6 Ivy Lane. The Applicants explain they wish to convert an existing 20x20 garage into living space, add a small room, and construct a new garage. D. Eskoff summarized that the proposal involved both front and side setback relief. The front yard setback for this parcel (LDR) is 75 ft. The Applicant is proposing a 46.8 ft front yard setback, which will require a 28.2 ft variance. The side yard setback for this parcel is 50 ft (LDR). The Applicant has proposed a 45 ft side yard setback, requiring a 5 ft variance.

During the Board's discussion, members requested additional materials. These included photographs showing the area of the proposed project as well as photos indicating proximity of neighboring properties, as well as updating the site plan to show septic location.

A motion is made to accept the application for further processing and to set a Public Hearing for June 2, 2026, contingent upon receipt of requested supplemental materials.

MOTION: S. MacDonald

SECOND: J. Pollard

RESOLVED, the Zoning Board of Appeals hereby accepts the application of Chastity and Lyle Bogan request for an Area Variance for an addition to an existing single-family residence at 6 Ivy Lane (LDR), TM # 124.7-1-27, and sets a Public Hearing for June 2, 2026 at 7 p.m. contingent upon receipt of the following information by May 19, 2026:

- Photos showing the area of the proposed project and to and from neighboring properties
- Upgrade site plan to show the location of the septic

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

Noes: NONE

Abstain: NONE

Absent: T. Flynn and K. Taub

Pratt, David Case # ZB 26-015

Area Variance

TM# 100.-1-59

60 Lincoln Mountain Rd

The Applicant is present and is in front of the ZBA seeking Area Variance for a side-yard setback to build a garage. The side yard setback (LDR) IS 50 ft. The Applicant has proposed a 20ft side yard setback. This will require a 30 ft variance. D. Pratt states he has lived on the property for 20 years. He described the existing conditions of the site, including the location of the house, pool

house, septic, driveway, and the limited amount of usable land available for new construction due to the steep slope of the parcel. Although the total lot size is approximately 5.3 acres, he stated that only a small portion of the property is usable due to the change in elevation.

The Board reviews submitted photographs and plans and asks the Applicant to provide a revised site plan with additional information. Specifically, the Board would like the well and septic system to be clearly indicated.

A motion is made to accept the application and schedule a Public Hearing for June 2, 2026, contingent upon receipt of the updated site plan showing the well and septic.

MOTION: S. MacDonald

SECOND: B. Etson

RESOLVED, the Zoning Board of Appeals hereby accepts the application of David Pratt request for an Area Variance for a detached garage at 60 Lincoln Mountain Road (LDR), TM# 100.-1-59, and sets a Public Hearing for June 2, 2026, at 7 p.m. contingent upon receipt of the following information by May 19, 2026:

- Locations of the well and septic to be clearly indicated on the site plan

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

Noes: NONE

Abstain: NONE

Absent: T. Flynn and K. Taub

Old Business and Public Hearing

Saratoga, Corinth & Hudson Railway Case # ZB-26-013

Area Variance

TM# 151.-2-107.1

101 Canty Road

Applicant Hal Raven of Saratoga, Corinth and Hudson Railway is present. He is in front of the ZBA for an Area Variance related to recreational use at 101 Canty Road. The Application was presented as part of the process required for the Applicant to continue operations (including scenic train rides, weddings, and similar community related events) subject to subsequent Planning Board review for a permanent Special Use Permit.

The Board notes that proof of publication has been received, and correspondence from the Planning Board has been submitted in support of this project. D. Eskoff opens the Public Hearing at 7:17 p.m.

During the Public Hearing multiple members of the Public spoke out in support of the application including Loise Bubleck – Locust Grove Road, Mike Spiak – Grange Road, and Steve Emery. The Applicant thanked the community for their support.

With no further comments D. Eskoff closed the Public Hearing at 7:19 pm.

The Board then discussed the request noting the primary issue was the acreage deficiency. The Board recognized that the use would remain subject to Planning Board oversight through the Special Use Permit. Board members expressed support for the application presented.

A motion is made to approve the application of Hal T. Raven of Saratoga, Corinth, & Hudson Railway for an Area Variance at 101 Canty Road.

MOTION: B. Etson

SECOND: S. MacDonald

RESOLVED, the Zoning Board of Appeals hereby approves the application for 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 grants an Area Variance of 2.29 acres to reduce the minimum lot size requirement from 5.0 acres to 2.71 acres to allow a Permanent Special Use Permit for the existing recreational facility (dinner trains, weddings, and events).

The variance is the minimum necessary to allow continued reasonable use of the property. The Board makes the following findings:

- There is no undesirable change in neighborhood character or detriment to nearby properties that will result (already operating successfully for three years under the 2023 temporary Special Use Permit with no complaints or violations).
- The benefit cannot be achieved by other feasible means due to the limited parcel size being purchased.
- The requested variance is not substantial given the existing successful operation,
- There are no adverse physical or environmental impacts that will occur (no changes to operations or site conditions).
- The difficulty is not self-created in a manner that bars relief.

Balancing Test: Benefits to the Applicant outweigh any detriment to the community. The project is consistent with the 2023 Special Use Permit, the Planning Board's recommendation, and the purposes of the MDR-1 District.

Approval is subject to obtaining the permanent Special Use Permit from the Planning Board and complying with all acceptable codes and conditions.

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 Rd

Applicant is present. The application involves requests for area relief associated with the parcel's acreage as well as frontage so the parcel can be recognized as a buildable lot for a single-family residence. The matter had been referred to the County for review because the property lies within 500 ft of the Corinth town line. The County reported no concerns and found no intermunicipal impacts associated with the application.

The Board confirmed proof of publication and D. Eskoff opened the Public Hearing at 7:22 p.m.

D. Eskoff reviews correspondence received from neighboring property owners who are out of the country. J. Reckner explained the neighbors had received a Notice of Public Hearing and there appeared to be confusion regarding the nature of the application, potentially due to a language barrier. Said neighbors requested an adjournment to allow them additional time to review materials. The Zoning Board of Appeals was advised that Town Council recommended considering a one-month adjournment to allow the neighbors time to fully review documentation.

The Board opened the floor to public comment. Cliff and Jess Hodsoll of 22 Lincoln Mountain Road are present in opposition. They expressed concerns regarding potential impacts on privacy, neighborhood character and property values. C. Hodsoll referenced the Town's Comprehensive Plan and argued that placing a house behind existing homes would be inconsistent with the community's long-standing pattern of large, private lots.

Elizabeth Paige, a realtor representing the property, addressed the Board stating the parcel is currently under contract, contingent upon the lot being compliant and buildable. She assures the Board the potential buyers are seeking a quiet, peaceful setting themselves.

The Board makes a motion to adjourn the Public Hearing at 7:39 p.m. after hearing from the Applicant and members of the public. It is determined the Applicant will need to submit additional materials to be reviewed.

MOTION: D. Eskoff

SECOND: J. Pollard

RESOLVED, the Zoning Board of Appeals hereby adjourns the Public Hearing for the application for Area Variance by Roberta and Thomas Stock (LDR), TM# 100.-1-6.1, 36 Lincoln Mountain Road until the Public Hearing to be held on June 2, 2026, at 7:00 p.m.

The Board requests copies of the survey showing frontage and any photos or other updated/additional information be provided to them by May 19, 2026.

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

Noes: None

Abstain: None

Absent: K. Taub, and T. Flynn

LeStrange, Gregory Case # ZB- 26-006

Area Variance

TM# 112.-2-14

984 Locust Grove Rd

The Applicant is present, and is in front of the Board regarding a proposal to construct a two-car garage at 984 Locust Grove Rd. The Applicant explains the property is currently lacking a garage and the proposed location is the is the most practical due to the lot's constraints.

D. Eskoff opens the Public Hearing at 7:40 p.m. Ken and Theresa Casella are present and review the Applicant. After reviewing they are in favor. The Public Hearing is closed at 7:44 p.m.

A motion is made to approve the application.

MOTION: J. Pollard

SECOND: S. MacDonald

RESOLVED, the Zoning Board of Appeals hereby approves the application for Area Variance and grants two are variances for the construction of a two-car garage by Gregory LeStrange (LDR), TM# 112.-2-14, Case # ZB 26-006, 984 Locust Grove Road as shown on the submitted plot plan:

- Front-yard setback variance of 15' 7" (proposed 59' 5" vs. required 75'); and
- Side-yard setback variance of 31' 4 11/16 (proposed 18' 4 5/16" vs. required 50')

The variances are the minimum necessary to allow reasonable use of the property. The Board makes the following findings:

- The benefit cannot be achieved by any other feasible means due to existing house and driveway placement and limited lot width.
- No undesirable change in neighborhood character or detriment to nearby properties will result.
- The variances are substantial but acceptable given site constraints.
- No adverse physical or environmental impacts will occur (per Short Environmental Assessment Form)
- The difficulty is not self-created in a way that bars relief.

Balancing Test: The benefits to the Applicant outweigh any detriment to the community. The project is consistent with the LDR District.

Approval is subject to obtaining all required building permits and complying with all applicable codes.

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

Noes: None

Abstain: None

Absent: K. Taub and T. Flynn

Meeting Adjourned at 7:46 p.m.

Respectfully Submitted By,

Erika Faas

Executive Secretary to the Zoning Board of Appeals