

**Town of Greenwich
Zoning Board of Appeals
December 14, 2022**

1 The Town of Greenwich Zoning Board of Appeals held a meeting at the Town Office Building, 2 Academy
2 Street, Greenwich, New York on Wednesday, December 14, 2022, at 7:01 pm.
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6 MEMBERS PRESENT:
7 Dawn Sharts ZBA Chairwoman
8 Thomas Rybaltowski ZBA Member
9 Glenn Davis ZBA Member
10 Ray Sans ZBA Member
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14 MEMBERS ABSENT:
15 Lucas Irwin ZBA Vice Chairman
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19 OTHERS PRESENT:
20 Alice Wilbur and Patti DeWolf.
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24 ZBA Clerk Amanda Willetts was absent and therefore ZBA Chairwoman Dawn Sharts called roll.
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28 MINUTES:
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30 ZBA Chairwoman Dawn Sharts asked the Board if they had reviewed the minutes of the September
31 14, 2022, meeting. The Board stated they had and had no changes. The Board accepted and
32 approved the minutes as submitted.
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RESOLUTION NO. 19-2022
Acceptance of Minutes 09/14/2022

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37 Motion by ZBA Member Thomas Rybaltowski,
38 Seconded by ZBA Member Glenn Davis,
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40 and passed by said Board,
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42 RESOLVED, that the minutes of the September 14, 2022, Zoning Board of Appeals meeting be
43 accepted and approved as submitted.
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**Town of Greenwich
Zoning Board of Appeals
December 14, 2022**

RECORD OF VOTE:

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Chairwoman Dawn Sharts	AYE
Vice Chairman Lucas Irwin	ABSENT
Member Thomas Rybaltowski	AYE
Member Glenn Davis	AYE
Member Ray Sans	AYE

DISCUSSION:

ZBA Chairwoman Dawn Sharts stated that she would like to discuss the time of the meetings. Last year the Board decided to change the time of the monthly meetings to 6 pm instead of 7 pm, for the months of January, February, and March 2022. ZBA Chairwoman Dawn Sharts asked of the Board would like to change the times for just the months of January, February, and March of 2023, or would the Board like to discuss changing the time for all meetings moving forward. The Town Board changed their meeting time to 6:30 pm moving forward. Discussion ensued regarding time change. The Board decided to change the times of just the January, February, and March meetings at this time, and they will readdress it moving forward when Vice Chairman Lucas Irwin is present to weigh in on the decision.

RESOLUTION NO. 20-2022

Change of meeting time for January, February, and March 2023

Motion by ZBA Chairwoman Dawn Sharts,
Seconded by ZBA Member Glenn Davis,

and passed by said Board,

RESOLVED, that the Zoning Board of Appeals meeting times for the months of January, February, and March 2023 be moved from 7 pm to 6 pm.

RECORD OF VOTE:

Chairwoman Dawn Sharts	AYE
Vice Chairman Lucas Irwin	ABSENT
Member Thomas Rybaltowski	AYE
Member Glenn Davis	AYE
Member Ray Sans	AYE

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95 NEW BUSINESS:

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98 **Area Variance Application #2022-03** - Submitted by Alice Wilbur, representing David
99 Wilbur, concerning property located at 424 and 432 Anthony Road, Greenwich. Applicant would like to
100 subdivide 0.93 acres from existing 135-acre parcel. There are currently two existing homes on said
101 135-acre property. Applicant is looking to subdivide to make two individual parcels, however, existing
102 garage on remaining 134-acre property will not meet required setbacks as currently proposed.
103 Existing garage will be 20 ft from the proposed property line. Applicant is requesting a 30 ft area
104 variance to allow for the subdivision. Property located in a Rural Agricultural District. Parcel ID # 212.-
1-5.1.

105 ZBA Chairwoman Dawn Sharts stated that ZBA Clerk Amanda Willetts already submitted a
106 referral to Washington County Planning Department because the property is located within 500 ft of a
107 municipal boundary, the Town of Fort Edward. The Washington County Planning Department
108 responded saying that because it is directly related to a subdivision it is not necessary for them to
109 review the application, unless the referring Board was looking for guidance, which the ZBA is not.
110 Therefore, nothing further is needed from the County for review.

111 ZBA Chairwoman Dawn Sharts asked applicant representative Alice Wilbur to discuss why she
112 is looking to obtain an area variance. Mrs. Wilbur stated that the property is her husband's family
113 farm, and the part of the property they are looking to subdivide is the house where his mother lives.
114 In subdividing that piece of property it will give her mother-in-law her own separate parcel of
115 property. Discussion ensued regarding the property line. The existing structures make it difficult to
116 meet the required setbacks in this zoning district. The Board reviewed the site plan with Mrs. Wilbur.
117 ZBA Chairwoman Dawn Sharts stated that the Board Members may want to visit the property,
118 separately, to review the site. Mrs. Wilbur stated that she would be happy to give them a tour of the
119 farm.

120 ZBA Chairwoman Dawn Sharts stated that the Board will need to hold a public hearing for this
121 application and certified letters will need to be sent to all property owners adjoining and within 500 ft.
122 Discussion ensued regarding the public hearing process. The Board decided to set the public hearing
123 for January 11, 2023, at 6:05 pm.

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RESOLUTION NO. 21-2022
Grant Public Hearing for AV# 2022-03

Resolution by ZBA Chairwoman Dawn Sharts,
Seconded by ZBA Member Glenn Davis,

and passed unanimously by said Board,

RESOLVED, that the Town of Greenwich Zoning Board of Appeals grant a public hearing for Area
Variance Application #2022-03, submitted by Alice Wilbur, representing David Wilbur, concerning
property located at 424 and 432 Anthony Road, Greenwich, that will take place on Wednesday,
January 11, 2023, at 6:05 pm, held at the Town Office Building, located at 2 Academy Street,
Greenwich.

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RECORD OF VOTE:

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Chairwoman Dawn Sharts	AYE
Vice Chairman Lucas Irwin	ABSENT
Member Thomas Rybaltowski	AYE
Member Glenn Davis	AYE
Member Ray Sans	AYE

The Board adjourned the meeting.

Motion by ZBA Chairwoman Dawn Sharts,
Seconded by ZBA Member Glenn Davis,

That the meeting be adjourned at 7:40 pm.

Respectfully Submitted

Amanda Willetts,
ZBA Clerk