

AGENDA
Town of Greenwich
Zoning Board of Appeals
September 13, 2023

Call to Order

Roll Call

Acceptance of Minutes:

- Possible acceptance of minutes from the August 9, 2023, meeting.

Public Hearing:

- **7:05 pm: Area Variance Application #2023-04** – Submitted by Dan Spigner, representing property owners William and Lisa Boyce, concerning property located at 3 and 5 Forest Avenue, Greenwich. Property owner would like to construct an additional 5 unit apartment building on said property. The size of the lot does not allow for the construction of another apartment building, therefore, applicant is seeking an area variance from the lot requirement to allow for the development of the additional apartment building. Property located in a Residential District. Parcel ID# 228.20-4-21.

Existing Business:

- **Area Variance Application #2023-03** - Submitted by Benjamin Roberts, concerning property located at 213 Fiddlers Elbow Road, Greenwich. Property owner would like to construct a 40 ft x 40 ft platform deck. Proposed placement of the platform deck does not meet the required side or rear yard setback; rear yard proposed setback is 70 ft and requires 100 ft from the Battenkill River, side yard proposed setback is 20 ft and requires 50 ft. Applicant is requesting a 30 ft rear yard and 30 ft side yard area variance to allow for the construction of the platform deck. Property located in a Rural Agricultural District. Parcel ID # 220.-1-23.1.