

AGENDA
Town of Greenwich
Zoning Board of Appeals
April 9, 2025

Call to Order

Roll Call

Acceptance of Minutes:

- Possible acceptance of minutes from the March 12, 2025, meeting.

Public Hearing:

- **7:05 pm Area Variance Application #2025-01** - Submitted by Christine Dartt, concerning property located at 2624 State Route 40, Greenwich. Applicant would like to subdivide the property, separating the motel from the home, however, the distance between the motel and home does not allow for the required 50 ft setbacks. Proposed property line to motel is 33.8 ft and proposed property line to home is 25 ft, therefore, applicant is seeking a 16.2 ft area variance from proposed property line to motel and a 25 ft area variance from proposed property line to the home to allow for the subdivision. Property located in a Rural Agricultural District. Parcel ID # 220.-2-21.

New Business:

- **Area Variance Application #2025-02** – Submitted by Emeren US, LLC, representing property owner Sophie Polchowski, concerning property located at 2624 State Route 40, Greenwich. Applicants are looking to place solar panels on said property; however, the placement does not meet the required side yard setback. Applicants are seeking a 27 ft area variance to allow for placement of the solar panels. Applicants are also seeking a 2 ft area variance for a width reduction of the access road requirement. Property is located in a Rural Agricultural District. Parcel ID# 220.-2-21.2.