

A meeting of the Zoning Board of Appeals for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on the August 24, 2022, at 7:00 p.m.

Zoning Board Members Present

Gerhard Endal	Zoning Board of Appeals Chairperson
Kevin Elms	Zoning Board of Appeals Member
Matthew Manning	Zoning Board of Appeals Member Scott
Fitzsimmons	Zoning Board of Appeals Member Justin Farrell
	Zoning Board of Appeals Member

Also present:

Jim Martin	Zoning Board Administrator
Katrina Flexon	Zoning Board Secretary

The meeting was opened at 7:03

Two sets of minutes to be reviewed. Motion to approve the minutes for June 22,2022 and July 27,2022 was made and seconded. Mr. Endal asked All in favor:

Jeff Aye Kevin Aye Scott Aye
Matthew Aye

Appeal for Area Variance #842 Review

the approval extension:

The Applicant was asking for an extension approval on his building permit. Mr. Martin mentioned the request was within reason and mentioned the honesty of the applicant to come forward to ask for an extension. There was discussion as to whether it should be a year or six months extension. Mr. Martin mentioned the variance is within reason. A motion was made to approve appeal #842. Mr. Potter was granted an extension for one year from today's date, August 24,2022.

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Mr. Endal asked all in favor:

Jeff Kevin Aye

Gerhard Aye Scott Aye Matthew

Aye

New Business:

Appeal No. 847 -Area Variance request:

Applicants name G Robert Baker. Seeking 2 variances 1) relief from required minimum lot frontage of 40 feet: and #2: relief from minimum lot depth of 175 ft.

William Rourke and G Robert Baker presented their application request. There was a discussion about the proposal. Mr. Martin received a phone call from the Fire Department that the driveway is built to a sufficient standard to handle the radius and weight of a fire truck. There was a discussion about the sharing of a driveway, ensuring that there is an agreement for the maintenance of the road and that this agreement is legally binding document, be part of the deed reference and the maintenance agreement is proposed in case the property is possibly sold in the future. A discussion was had about the Town road requirement and 55ft limit. Mr. Baker has 60ft which would be ample for a town rd. in the future.

After much discussion Mr. Martin made a recommendation to withdraw the application. Do we have consent from the owner to withdraw the application. Mr. Baker replied yes.

Public Hearing Closed at 7:23pm

Mr. Endal asked all in favor:

Jeff AYE

Kevin AYE

Scott AYE

Matthew AYE

Appeal # 848- Area Variance:

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The applicant is Cerrone Builders, Inc. Seeking relief from the minimum lot width requirement in association with a proposed subdivision of the subject parcel is into 4 lots. The subject parcel is located within the Agricultural One-and Two-Family Residential (R3) District. The applicant is proposing lot width of 175ft. and the R-3 District requires a minimum lot 200 ft. Therefore, 25ft. Relief from the minimum lot width requirement is requested for each of the four lots proposed.

Public Hearing Opened 7:30

Matt Steves represents Cerrone Builders. Presenting Mr. Cerrone Plan for subdivision.

There was a discussion with Mr. Steves. There will be no driveways entering from Rt9. Mr. Baker was concerned about the variance and the plans are encroaching on his property. Mr. Martin explained to Mr. Baker the contours should be widened for less clearing and lot disturbance. That's why they have put houses in that area. If the house was closer the soil disturbance would be worse, possibly retaining walls. After much discussion Mr. Steves and Mr. Baker agreed on House #1 will be flipped around according to the plans which fixes the zoning master plan. The board has reviewed the requirements and Mr. Endal would entertain a motion. A motion was made and seconded for Zoning Variance #848: to grant Cerrone Builders relief of 25ft lot size 175ft, the builder will flip the house to the side (south east) of the garage. Mr. Simone agreed to meet Mr. Baker at his residence to do a walk around and agree on arborvitae as a barrier between properties 30ft 3 feet on center approximately 10 trees.

Mr. Endal asked if there was any discussion from the Board. No response.

All in favor:

Mr. Manning Aye

Mr. Elms Aye

Mr. Fitzsimmons Aye

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Mr. Farrell Aye

Public hearing closed at 7:50pm

Mr. Endal entertained a motion to Adjourn.

Respectfully Submitted,

Ellen J Buttles

Deputy Clerk/ Receiver of Taxes