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TOWN OF MOREAU
BUILDING DEPARTMENT

TOWN OF MOREAU
NEW YORK
351 REYNOLDS ROAD • MOREAU, NY

FILE COPY

original

PAID 7/08/26

## APPLICATION FOR USE VARIANCE

**FOR INTERNAL USE ONLY**

**APPLICANT:** Jaime Robinson

APPEAL #: 0911
ZONING DISTRICT: R2
DATE SUBMITTED: 06/22/2026
DATE ACCEPTED:
HEARING DATE: 07/22/2026

☐ SEQR Type 1 ☐ SEQR Type 2 ☐ Unlisted

**APPLICANT INFORMATION:**

1. **Applicant(s):** Robinson
   Street Address: 541 Selfridge ROAD
   City, State, Zip: GANSEVOORT NY 12831
   Telephone #: 5187932798 Fax #:
   E-mail Address: jaime@144river.com

2. **Agent:**
   Street Address:
   City, State, Zip:
   Telephone #: Fax #:
   E-mail Address:

3. **Owner:** Robinson
   Street Address: 541 Selfridge Road
   City, State, Zip: Gansevoort NY 12831
   Telephone #: 5187932798 Fax #:
   E-mail Address: jaime@144riverst.com

**RELATIONSHIP TO THE PROPERTY:**

OWNER: ☒ Yes ☐ No LESSEE: ☐ Yes ☐ No AGENT: ☐ Yes ☐ No

*If an agent, please attach an Agent Authorization Form.*

**GENERAL PROJECT INFORMATION:**

ADDRESS: 541 Selfridge Road TAX MAP #: 63.-2-11

CURRENT USE: residential ZONING DISTRICT: R2

LENGTH OF TIME OF USE: till we no longer own property. PROPOSED USE: R3 or R5 (Across St.)

RELIEF SOUGHT: (Agriculture)

**GENERAL DESCRIPTION OF THE ACTION FOR WHICH A USE VARIANCE IS SOUGHT:**

Agriculture / Farm variance sought so that we may have goats. 2 (no more than 4)

Special use variance to have live stock ~~[illegible]~~ for 2-4 goats in back of house.

**CRITERIA FOR DECISION:**

A use variance may be granted only if **ALL four (4)** of the circumstances listed in § 179-59(B) are specifically found to exist by the Zoning Board of Appeals and are each so stated in the findings. The four circumstances that must be demonstrated are as follows:

(1) That the strict application of said use provisions of this chapter would result in a specified unnecessary hardship to the applicant which arises because of exceptional or extraordinary circumstances applying to the property and not applying generally to other properties in the same district or which results form a lot size or shape legally existing prior to the date of this chapter or topography or other circumstances over which the applicant has had no control.

(2) That the property in question cannot yield a reasonable financial return if used for any permissible use, special permit use or site plan review use applicable to the zoning district in which the property is located. NOTE: Supporting financial documentation demonstrating investments in the property and property valuation are required to properly address this finding.

(3) That the variance is necessary for the preservation of a property right of the applicant substantially the same as owners of other property in the same district posses without such a variance.

**CHECKLIST OF VARIANCE APPLICATION COMPLETENESS:**

As per §149-57 of the Zoning Chapter of the Town Code, the following information shall be supplied by the applicant with any variance application:

**Please complete the checklist of required application elements:**

- [x] 1. Map of the property with a scaled site plan and/or elevations necessary to show the proposed project for which the variance is sought.
- [x] 2. Complete narrative response addressing each of the criteria as specified in this application.
- N/A [ ] 3. Financial documentation demonstrating the reasonableness of financial return on the property.
- [ ] 4. Completed and signed Part 1 of the appropriate Environmental Assessment Form. Paper copies are available at the Building Department in Town Hall or electronically at https://www.dec.ny.gov/permits/6191.html.
- [ ] 5. Additional information requested by the Zoning Board of Appeals.

**Please return the original application, with all four pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation.** The electronic copy may be submitted on a flash drive or emailed to biclerk@townofmoreau.org.

NOTE: The application will not be scheduled on the Zoning Board of Appeals agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

**Signature**

Jaime Robinson
Applicant (print)

Jaime Robinson
Applicant (sign)

4/17/26
Date

(4) That the variance would not be materially detrimental to the purpose of this chapter or to property in the district in which the property is located or otherwise conflict with the description or purpose in which the property is located or otherwise conflict with the description or purpose of the district or the objectives of any plan or policy of the town and that the variance requested is the minimum variance which would alleviate the specific unnecessary hardship found by the Zoning Board of Appeals to affect the applicant.

See Attached *

**Please describe how your circumstance meets ALL four (4) criteria (please attach additional pages as necessary):**

Our property in total is 7.43 Acres prior to our purchase of 63.-2-11 this was a perennial Garden Nursery business location. (Agriculture use). (1) We are now zoned R2 and request ~~R2~~ or R5 zoning which is granted across the street. Our neighbors have (R5) horses on property, we wish to be able to have a small number of goats for companionship for our children.

(2) This variance is not intended for financial gain or applicable to the district the property is located in.

(3) Having more than five acres allows us to exercise our Right to Farm in the town of Moreau, to help raise our children as good stewards of the land.

(4) This variance would not be materially detrimental to the purpose of this property and does not conflict with our residential district, our closest neighbor has been made aware and no issues have arisen (and) ~~permission~~ has been given. his agreeable "ok!")

*149 Attachment 2*

**Schedule of Regulations**
**Town of Moreau**
**One- and Two-Family Residential Districts (R-2)**
**[Amended 4-7-1998 by L.L. No. 4-1998; 8-22-2006 by L.L. No. 2-2006; 3-11-2008 by L.L. No. 3-2008; 6-14-2022 by L.L. No. 3-2022]**

| Permitted Principal Uses | Permitted Accessory Uses | Uses Permitted by Special Permit By the Board of Appeals/Planning Board[1] | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Lot Depth (feet) | Maximum Lot Coverage (percent of area) | Minimum Floor Area (square feet) | Maximum Structure Height (feet) | Minimum Setback (feet) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Front | Side | Rear |
| 1-family dwelling | Same as R-1 | | 22,500 with public water and public sewer | 125 | 125 | 25% | 800 | 38 | 40 | 15 | 30 |
| | | | 32,500 without public water | 175 | 175 | 25% | 800 | 38 | 40 | 15 | 30 |
| Senior 1-family dwelling[4] | Same as R-1 | | 22,500 with public water and public sewer | 75 | 200 | 25% | 800 | 38 | 30 | 10 | 30 |
| 2-family dwelling | Same as R-1 | | 1 acre | 175 | 175 | 25% | 1,200 | 38 | 40 | 15 | 30 |
| | | Same as R-1 plus: Club or lodge | 100,000 | 300 | 300 | 10% | 1,200 | 38 | 60 | 30 | 80 |
| | | Funeral Home | 100,000 | 300 | 300 | 10% | 2,000 | 38 | 60 | 30 | 80 |
| | | Golf or country club | 50 acres | 400 | None | 2% | 1,200 | 38 | 80 | 40 | 80 |
| | | Swim Club | 180,000 | 400 | 300 | 5% | 1,200 | 38 | 80 | 40 | 80 |
| | | Professional Office | 60,000 | 250 | 200 | 20% | 1,000 | 38 | 80 | 30 | 80 |
| | | Grandstand or stadium | 15 acres | 600 | 600 | None | None | 50 | 80 | 40 | 80 |
| | | Cemetery | 5 acres | 400 | 300 | None | None | 38 | | None | |
| | | Day-care center | 1 acre | 150 | 150 | 25% | 1,200 | 38 | 40 | 15 | 30 |
| | | Quarries, gravel pits, mineral extraction | 5 acres | None | None | None | None | None | None | None | None |
| | | Telecommunication towers and related equipment[2] | 1 acre[3] | 200 | 200 | 60% | None | 120 | See Note 3 | | |

NOTES:

1 Site plan review by the Planning Board is required.

2 Telecommunications towers require a special use permit from the Planning Board on town-owned property within that portion of the R-2 District south of Nolan Road, west to the Hudson River, south to Butler Road to the east boundary of the R-2 District.

3 Lot size and setback are as specified in § 149-50.1.

4 A Senior One-Family Dwelling shall be a single family dwelling on a lot subject to residency and ownership requirements as provided below which will be included as deed restrictions in the deed for each lot designated to contain a Senior One-Family Dwelling ("Senior Lot"). Each Senior Lot must be owned and occupied by at least one senior citizen who is 55 years of age or older and who resides therein ("Senior Owner/Occupier"). Ownership of a Senior Lot by the Senior Owner/Occupier shall be in fee simple, trust or life estate. In the event of the death of a Senior Owner/Occupier, or in the event the Senior Owner/Occupier is not physically capable of residing on the Senior Lot as evidenced by a statement from a licensed physician, any other person(s) who had been lawfully residing on the Senior Lot with the Senior Owner/Occupier at the time of the death or disability of the Senior Owner/Occupier may continue to reside on the Senior Lot with the permission of the Senior Owner/Occupier or his/her legal representative for so long as the Senior Owner/Occupier owns the Senior Lot and the Senior Lot shall not otherwise be occupied by any other person. A Senior Lot shall not be sold or conveyed to anyone other than a Senior Owner/Occupier. Notwithstanding the provisions of this section to the contrary, a mortgagee who takes possession of, or title to, a Senior Lot as a result of a foreclosure action or by deed in lieu of foreclosure, shall not be subject to the ownership and occupancy restrictions contained in this section except that the mortgagee may only sell or convey said Senior Lot to a Senior Owner/Occupier. A Senior Lot must be serviced by municipal water and the ownership and residency restrictions applicable to the Senior Lot must appear on the subdivision plat and in deed restrictions to run with each Senior Lot and to be enforceable solely by the Town of Moreau. In the event the Town of Moreau amends this section to delete the ownership and residency restrictions pertaining to Senior Lots, then such restrictions contained in the deeds to any Senior Lot and/or contained on any filed subdivision plat shall be deemed terminated. Senior Lots may only be located in subdivisions approved after 3-11-2008. Said subdivisions shall contain a minimum of 20 acres of land with a minimum of 40% of such lots specifically designated as Senior One-Family Lots on the approved subdivision plat.

*149 Attachment 5*

**Schedule of Regulations**
**Town of Moreau**
**Agriculture, One- and Two-Family Residential Districts (R-5)**
**[Amended 8-22-2006 by L.L. No. 2-2006; 8-25-2020 by L.L. No. 3-2020]**

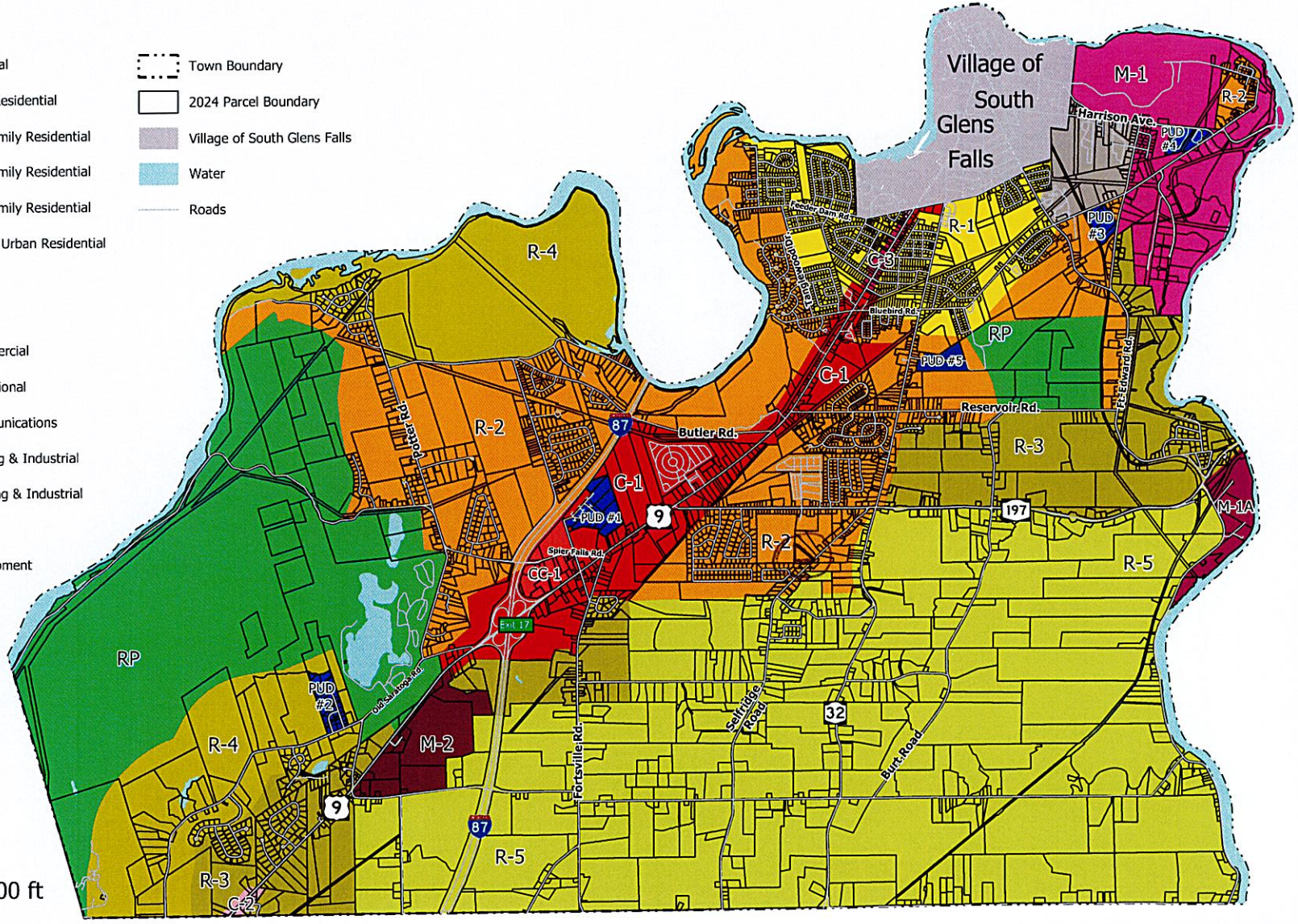
| Permitted Principal Use | Permitted Accessory Use | Uses Permitted by Special Permit by the Board of Appeals | Minimum Lot Area (square feet) | Minimum Lot Width (feet) | Minimum Lot Depth (feet) | Maximum Lot Coverage (percent of area) | Minimum Floor Area (square feet) | Maximum Structure Height (feet) | Minimum Setback (feet) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Front | Side | Rear |
| Agriculture | | | 5 acres | 250 | 250 | -- | None | 38 | 25 | 25 | 25 |
| 1-family dwelling | | | 5 acres | 250 | 250 | 25% | 800 | 38 | 40 | 20 | 30 |
| | Same as R-1 plus:<br>Customary farm structures<br>Farm pond<br>Sale of farm produce grown on the premises | | | | | | | | | | |
| | | Same as R-4, except that all minimum lot areas under 5 acres are increased to 5 acres and all minimum lot depths under 200 feet are increased to 250 feet, plus the following uses are added: | | | | | | | | | |
| | | Camp and/or recreational vehicle park | 10 acres | 400 | 400 | 10% | None | 30 | 80 | 40 | 80 |
| | | Farm implement sales | 5 acres | 250 | 250 | 25% | None | 30 | 80 | 40 | 80 |
| | | Bed-and-breakfast lodgings | 5 acres | 250 | 250 | 25% | 2,000 | 30 | 80 | 40 | 80 |

## Legend

- R-1 One-Family Residential
- R-2 One- & Two-Family Residential
- R-3 Agriculture & One-Family Residential
- R-4 Agriculture & One-Family Residential
- R-5 Agriculture & One-Family Residential
- UR Multifamily Dwelling, Urban Residential
- RP Resource Protection
- C-1 General Commercial
- C-2 Neighborhood Commercial
- C-3 Residential & Professional
- CC-1 Commercial & Communications
- M-1 General Manufacturing & Industrial
- M-1A General Manufacturing & Industrial
- M-2 Light Manufacturing
- PUD Planned Unit Development

- Town Boundary
- 2024 Parcel Boundary
- Village of South Glens Falls
- Water
- Roads

#1 English Village
1/8/1974
#2 Pallette Stone Corp.
1/25/2005
#3 Nest Senior Living
6/28/2011
#4 Blue Bird Trace and Harrison Quarry
2/26/2014
#5 Jacobie's Parkside Farm
3/25/2025




North

0 4,000 8,000 ft

TOWN OF MOREAU 1805 SARATOGA CO. N.Y.

Map produced by Town of Moreau Building, Planning and Development Office 3-2025. Accuracy not guaranteed. Data obtained from NYSGIS Clearinghouse 2024; 2025. Saratoga Real Property 2024. Zoning effective 2/6/1989. Last revision 3/25/2025. JW.

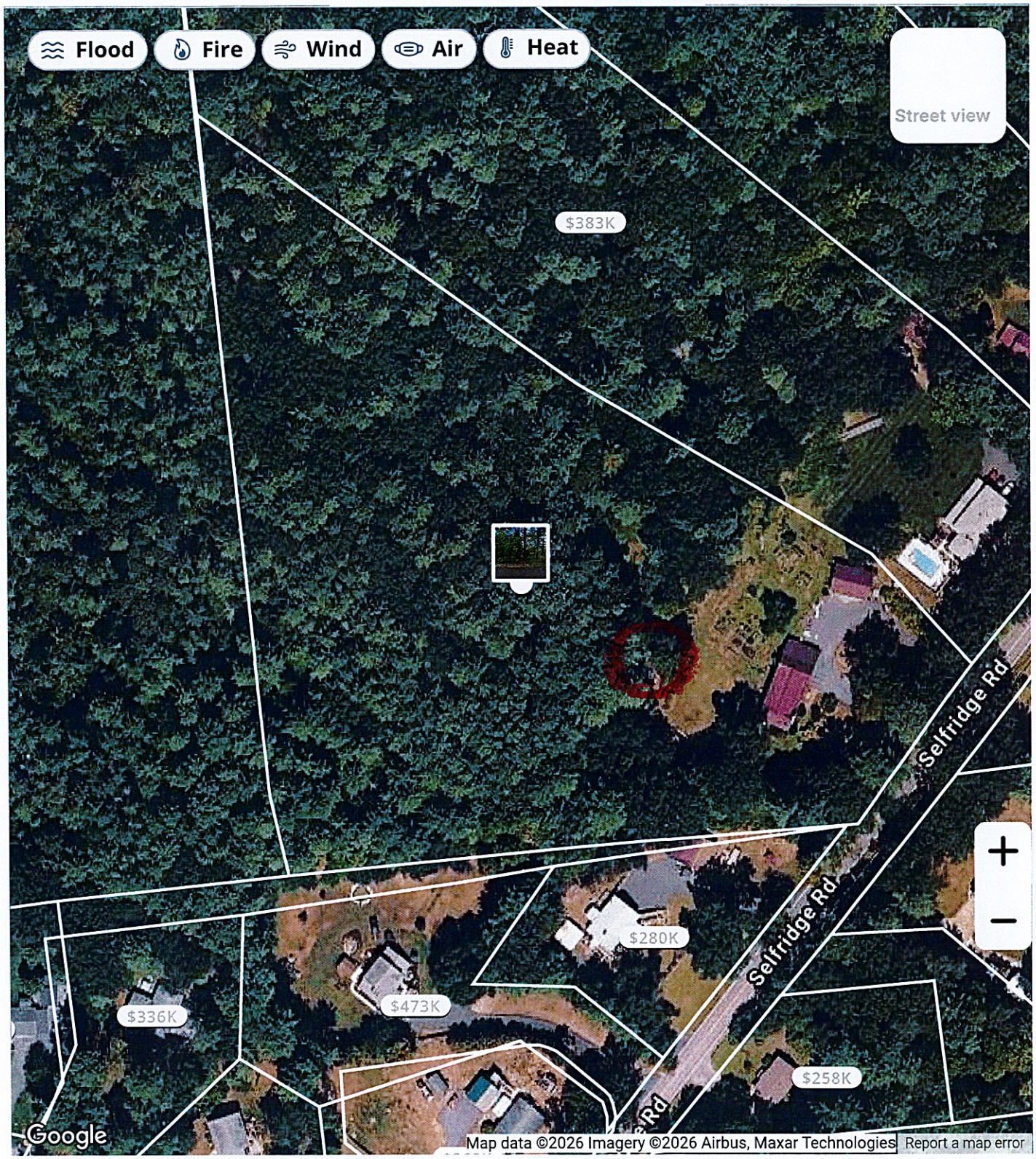
# Zoning Map

## Town of Moreau, Saratoga County

Back to listing

Directions Save Share

Street Satellite Lot lines




541 Selfridge Rd, Gansevoort, NY 12831

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

**Instructions for Completing**

**Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 – Project and Sponsor Information**

ROBINSON 541 SELFRIDGE RD VARIANCE USE 63.-2-11

Name of Action or Project:

ROBINSON 541 SELFRIDGE RD VARIANCE R2 → R5 or R3

Project Location (describe, and attach a location map):

541 SELFRIDGE ROAD GANSEVOORT NY 12831

Brief Description of Proposed Action:

To Have LIVE STOCK Goats on property, PERMISSION REQUEST FOR AGRICULTURE
CURRENTLY ZONED R2, R5 IS JUST ACROSS STREET.

| Name of Applicant or Sponsor: | Telephone: 518 793.2798 |
|---|---|
| JAIME ROBINSON | E-Mail: |

Address:

541 SELFRIDGE RD

| City/PO: | State: | Zip Code: |
|---|---|---|
| GANSEVOORT NY 12831 | NY | 12831 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☒ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | ☒ | ☐ |

3. a. Total acreage of the site of the proposed action? 7.43 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.43 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☒ Forest ☒ Agriculture ☐ Aquatic ☒ Other(Specify): STATE LAND, NOT DEVELOPED
   ☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | R2 | R3 R5 | |
| a. A permitted use under the zoning regulations? NEED TO BE ZONED R3 or R5 currently R2 | X | X | |
| b. Consistent with the adopted comprehensive plan? YES. growth of Agriculture | | X | X |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | | X |

| | NO | YES |
|---|---|---|
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: | X | |

| | NO | YES |
|---|---|---|
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | X | |
| b. Are public transportation services available at or near the site of the proposed action? | X | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | X | |

| | NO | YES |
|---|---|---|
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: | X | |

| | NO | YES |
|---|---|---|
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: | X | |

| | NO | YES |
|---|---|---|
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: | X | |

| | NO | YES |
|---|---|---|
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | X | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | X | |

| | NO | YES |
|---|---|---|
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | X | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | X | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☒ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☒ | ☐ |
| 16. Is the project site located in the 100-year flood plan? VERY LOW! See FEMA PRINT OUT | ☐ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | ☒ | ☐ |
| a. Will storm water discharges flow to adjacent properties? | ☒ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | ☒ | ☐ |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | ☒ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | ☒ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | ☒ | ☐ |

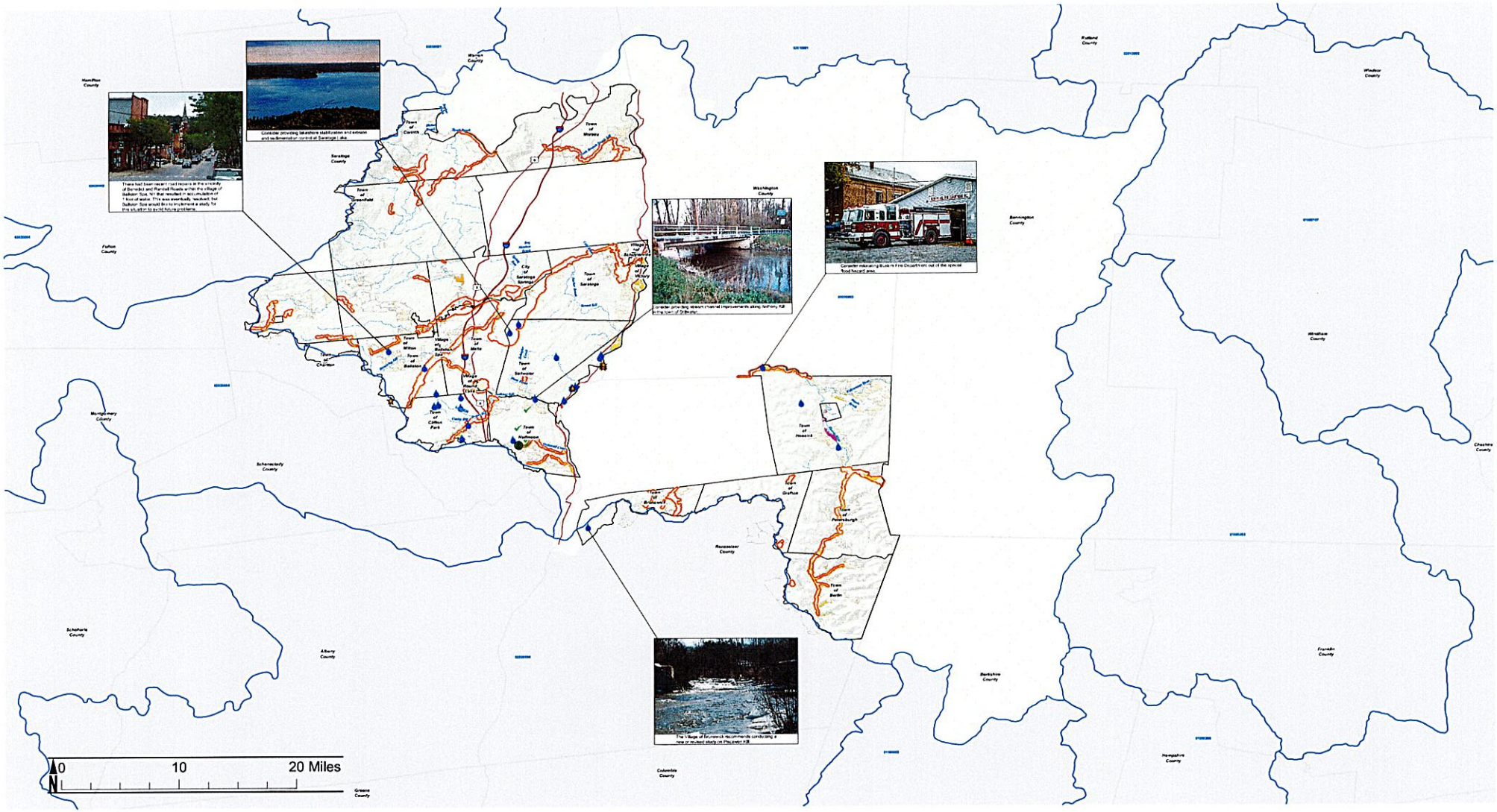
**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: JAIME ROBINSON Date: 6/18/26

Signature: Jaime Robinson Title: OWNER

PRINT FORM

# Flood Risk Map: Hudson-Hoosic Watershed Flood Risk Project




**MAP SYMBOLOGY**

**Base Data**
- Corporate Limits
- Major Roads
- Watershed Boundary
- State Boundary
- Levee

**Flood Data**
- Rivers and Streams
- Restudy Area
- New SFHA

**Flood Risk 100 Year Event Scenario**
- Very Low
- Low
- Medium
- High
- Very High

**Areas of Mitigation Interest**
- At-Risk Essential Facilities
- Areas of Significant Riverine or Coastal Erosion
- Other Flood Risk Areas
- Areas of Mitigation Success
- Other

**PROJECT LOCATOR**

**Risk Mapping, Assessment, and Planning (Risk MAP)**

FRM FLOOD RISK MAP

HUDSON-HOOSIC WATERSHED, NY

FEMA

HUC-8 CODE
02020003

For more information of data used for this non-regulatory map, please consult the Hudson-Hoosic Watershed Flood Risk Database and Flood Risk Report.

RELEASE DATE
06/16/2018