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TOWN OF MOREAU
NEW YORK

251 REYNOLDS ROAD • MOREAU, NY

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TOWN OF MOREAU
BUILDING DEPARTMENT

PAID
7/19/26

APPLICATION FOR AREA VARIANCE

FOR INTERNAL USE ONLY	
APPLICANT:	Anthony + Christina Harrington 189 Reynolds Rd
APPEAL #:	913
ZONING DISTRICT:	R3
DATE SUBMITTED:	
DATE ACCEPTED:	
HEARING DATE:	
☐ SEQR Type 1 ☐ SEQR Type 2 ☐ Unlisted	

APPLICANT INFORMATION:

1. Applicant(s): Anthony + Christina Harrington
Street Address: 189 Reynolds Rd
City, State, Zip: _____
Telephone #: 518-222-2107 Fax #: _____
E-mail Address: _____
2. Agent: _____
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____
3. Owner: _____
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____

RELATIONSHIP TO THE PROPERTY:

OWNER: ☐ Yes ☐ No

LESSEE: ☐ Yes ☐ No

AGENT: ☐ Yes ☐ No

If an agent, please attach an Agent Authorization Form.

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GENERAL PROJECT INFORMATION:

ADDRESS: 189 Reynolds Rd TAX MAP #: _____
CURRENT USE: ~~Pool table area~~ Residential ZONING DISTRICT: R3
LENGTH OF TIME OF USE: _____ PROPOSED USE: Residential
RELIEF SOUGHT: _____

AREA VARIANCE REQUEST:

	Required Dimension	Proposed Dimension	Difference	%
Front Yard Setback	<u>40 ft</u>	<u>40 ft</u>	<u>0</u>	<u>0</u>
Side Yard Setback	<u>20 ft</u>	<u>20 ft</u>	<u>0</u>	<u>0</u>
Rear Yard Setback	<u>30 ft</u>	<u>2 ft</u>	<u>28</u>	<u>93.33</u>
Lot Area	_____	_____	_____	_____

GENERAL DESCRIPTION OF THE ACTION FOR WHICH AN AREA VARIANCE IS SOUGHT:

Please see attached
document

CRITERIA: An area variance may be granted only in the event that ALL five (5) of the circumstances listed in § 179-59A are specifically found to exist by the Zoning Board of Appeals and are each so stated in the findings.

- (1) That the strict application of said dimensional requirements would result in a specified practical difficulty to the applicant.
- (2) How substantial the requested variance is in relation to the requirements.
- (3) That the difficulty cannot be alleviated by some practical method feasible for the applicant to pursue.
- (4) That there will be no substantial change in the character of the neighborhood or a detriment to the adjoining properties.

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- (5) 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 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 practical difficulty found by the Zoning Board of Appeals to affect the applicant.

Please describe how your circumstance meets ALL five ⁶ (4) criteria (please attach additional pages as necessary):

Please see attached Documents

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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:

- ☒ 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.
- ☒ 2. Complete narrative response addressing each of the criteria as specified in this application.
- ☒ 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 bidclerk@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

Christina Harrington
Applicant (print)
Christina Harrington
Applicant (sign)

12/8/25
Date

Property Description

The applicant seeks an area variance for an existing 12-foot by 12-foot accessory structure located 2 feet from the rear property line. The structure has been in place for approximately one year and is permanently secured with 4-foot concrete footings. The zoning district requires a 30-foot rear setback, and the applicant requests a 28-foot reduction.
