

ZONING BOARD OF APPEALS – PUBLIC HEARING

June 24, 2026 at 7:00 pm

Pursuant to §149-60 of the Moreau Town Code, notice is hereby given that the Zoning Board of Appeals of the Town of Moreau will conduct a Public Hearing to be held at the above time and date at the Town Office Building, 351 Reynolds Road, Moreau, NY to consider the below applications. The applications may be viewed at the Town Building Department or on the Town website: www.townofmoreau.org

Appeal No. 908 Potter Special Use Permit

Applicant seeks a Special Use Permit from the Zoning Board of Appeals in accordance with §149.19 to establish a small, private cemetery for future use of immediate family only. **Zoning District:** R-5. **SBL:** 64.-2-90. **Property location:** 223 Burt Rd. **Applicant:** Meritt & Ciara Potter. **SEQR:** Unlisted.

Appeal No. 907 DeLucia Fence Variance

Applicant seeks a variance from the Zoning Board of Appeals in accordance with §70 for relief from the front yard height limitation in relation to a fence. **Zoning District:** R-2. **SBL:** 64.1-1-2. **Property Address:** 538 Gansevoort Rd. **Applicant:** Pam & Carl DeLucia. **SEQR:** Type II.

Appeal No. 909 Wilson Area Variance

Applicant seeks a variance from the Zoning Board of Appeals in accordance with §149.21 for relief from the side yard setback requirements in relation to a carport. **Zoning District:** C-1. **SBL:** 49.75-1-2. **Property Address:** 1667 Route 9. **Applicant:** Nancy Wilson. **SEQR:** Type II.

Appeal No. 910 Sharpsteen Area Variance

Applicant seeks a variance from the Zoning Board of Appeals in accordance with §149.16 for relief from the side yard setback requirements in relation to a garage expansion. **Zoning District:** R-2. **SBL:** 63.2-2-1. **Property location:** 228 Reservoir Rd. **Applicant:** Daniel Sharpsteen. **SEQR:** Type II.

By Order of the Zoning Board of Appeals
Chairman Kevin Elms