



Town of Moreau
ZONING BOARD OF APPEALS AGENDA
February 25, 2026 - 7:00 pm
Town Hall Meeting Room, 351 Reynolds Rd

The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn. For agenda updates please visit our website www.townofmoreau.org or call the Town Building Department 518-792-4762.

The following applications shall be reviewed by the Zoning Board of Appeals as Public Hearings:

Minutes Approval

May 2025

Old Business

None

New Business:

Fence Variance

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.

Special Use Permit

Appeal No. 908 Potter SUP

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.

Area Variance

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.