

**Town of Moreau**  
**ZONING BOARD OF APPEALS AGENDA**  
**May 22, 2024- 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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](http://www.townofmoreau.org) or call the Town Building Department 518-792-4762.

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

**Old Business: None**

**New Business:**

**APPEAL NO. 861 – Area Variance**

- |                               |  |
|-------------------------------|--|
| 1. Applicant Name:            | Thomas and Virginia McGreevy             |
| Applicant Agent:              | None                                     |
| Application Type:             | Area Variance                            |
| Public Hearing Scheduled:     | Yes – Wednesday, May 22, 2024, at 7:01pm |
| Location of Proposed Project: | 1492 West River Road                     |
| Tax Map No.                   | 78.-1-63.2                               |
| Zoning District:              | R-5                                      |
| SEQR Type:                    | Type II                                  |

**Appeal No. 861 – Application for Area Variance:**

Applicant seeks an area variance in accordance with §149-50 (Hudson River Shoreline Setback) related to the proposed construction of a 12' X 20' accessory structure (garage). Specifically, the applicant seeks to construct said accessory structure 85' feet from the shoreline. 100' required. 15' of relief requested.

**NOTE:** *Applicant obtained front setback variance from the Zoning Board of Appeals in March 2024. Additional Variance required.*

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**APPEAL NO. 864 – Area Variance**

2. Applicant Name: Erik and Holly Ayers  
Applicant Agent: None  
Application Type: Area Variance  
Public Hearing Scheduled: Yes – Wednesday, May 22, 2024, at 7:05pm  
Location of Proposed Project: 57 Oak View Drive  
Tax Map No. 77.6-2-15  
Zoning District: R-2  
SEQR Type: Type II

**Appeal No. 862 – Application for Area Variance:**

Applicant seeks an area variance in accordance with §149-5 (Accessory Structure Definition) related to the proposed construction of an accessory structure (carport) contiguous with an existing accessory structure. Specifically, the applicant seeks to construct said accessory structure 1' from the side property line. 10' required per definition. 9' of relief requested.

**APPEAL NO. 865 – Area Variance**

3. Applicant Name: Steven Arnold  
Applicant Agent: None  
Application Type: Area Variance  
Public Hearing Scheduled: Yes – Wednesday, May 22, 2024, at 7:10pm  
Location of Proposed Project: 301 Old West Road  
Tax Map No. 89.-2-49  
Zoning District: R-5  
SEQR Type: Type II

**Appeal No. 865 – Application for Area Variance:**

Applicant seeks an area variance in accordance with §149-14 (Schedule of Regulations) related to the proposed construction of an addition onto a preexisting/ nonconforming single-family structure. Specifically, the applicant seeks to construct said addition 18' from the side property line. 20' required. 2' of relief requested.

**NOTE:** Construction of the addition will be in line with the existing single-family residential structure.