

Town of Moreau
ZONING BOARD OF APPEALS AGENDA
July 24, 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 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

Old Business: None

New Business:

Appeal No. 866:

Applicant seeks a Special Permit in accordance with §149-53 (Extension of Non-Conforming Use) related to the proposed construction of a 10' x 30' addition to an existing single-family residence (in line with current structure). Zoning District: C-1. SBL: 63.2-1-32.1. Property Location: 241 Reservoir Road. Applicant: Chris Phair. SEQR: Type II.

Appeal No. 867

Applicant seeks an Area Variance in accordance with §149-16 (Area and Setback) related to the proposed construction of an additional dwelling unit to be a 2-family residence. Specifically, the applicant seeks to construct said additional attached unit on 0.96 acres; 1 acre required; 0.4 (1,746 sq/ft) of relief requested. The proposed new structure is proposed to be 10' from the side property line; 15' required; 5' of relief requested. Zoning District: R-2. SBL: 50.-2-19.2. Property Location: 202 Bluebird Road. Applicant Jeffrey Nicholson. SEQR: Type II.

Appeal No. 868

Applicant seeks a Variance (Area Variance Review) in accordance with §70-7 (Fence: Variance) related to the proposed construction of fence exceeding 4' in a front yard on a corner lot. Proposed fence is 6' and will go to the property line of the neighbor to the south. Zoning District R-1. SBL: 50.53-1-7. Property Location: 8 Willow Street. Applicant: Joann Bailey. SEQR: Type II.