



**Town of Moreau**  
**ZONING BOARD OF APPEALS AGENDA**  
**March 26, 2025 - 7:00 pm**  
**Town Hall Meeting Room, 351 Reynolds Rd**

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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 as Public Hearings:

**Minutes Approval**

**Old Business**

***Special Use Permit***

**Appeal No. 878 Hudson Heights Expansion SUP**

In accordance with Chapter 90 and Chapter 149 of the Town of Moreau Town Code, the applicant seeks a Special Use Permit for the addition of eight (8) manufactured housing units at Hudson Heights Manufactured Home Park. Use permitted by Special Use Permit to allow up to a 50% expansion of a preexisting, non-conforming use. **Zoning District:** C1. **SBL:** 63.-1-12.

**Property Location:** 1613 -1617 Route 9. **Applicant:** Hudson Heights LLC. **SEQR:** Type II.

NOTE: Applicant referred to Planning Board for report at 2/26 Meeting.

**New Business:**

***Area Variance***

**Appeal No. 879 Dickinson Area Variance**

Applicants seek an area variance in accordance with §149-19(C) for lot area reduction within the property's respective zoning district. **Zoning District:** R-5. **SBL:** 77.-1-116. **Property Location:** 23-31 Sweet Road. **Applicant:** Michael Dickinson. **SEQR:** Type II.

**Appeal No. 881 Greenough Area Variance**

Applicants seek area variance in accordance with §149-21(C) for side-yard setback reduction within the property's respective zoning district in relation to the addition of a drive-through at an existing business. Applicants will also be subject to Site Plan Review by the Planning Board should this relief be granted by the ZBA. **Zoning District:** C1. **SBL:** 49.44-1-9.1. **Property Location:** 1720 Route 9. **Applicant:** Mike Greenough. **SEQR:** Type II.

***Special Use Permit***

**Appeal 880 Adirondack Equestrian Assisted Therapy SUP**

Applicant seeks Special Use Permit Approval for expansion of existing horse-related professional office on an existing horse farm in accordance with §149-19(B). **Zoning District:** R-5. **SBL:** 64.-2-106.1. **Property Location:** 46 Reynolds Road. **Applicant:** Adk Assisted Psychotherapy. **SEQR:** Type II.