



Town of Moreau
ZONING BOARD OF APPEALS AGENDA
July 23, 2025 - 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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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:

Special Use Permit

Appeal 893 Breault Day Care

Applicants seek a special use permit in accordance with Article V of Chapter 149 for the (continued) use of their home as a day-care center. It should be noted the applicant will need an Area Variance (Appeal No. 894) approval in relation to size of the property for the use.

Zoning District: R-1 **SBL:** 50.6-1-27 **Property Location:** 6 Pheasant Way. **Applicant:** Shawna Breault. **SEQR Type:** Type II.

Area Variance

Appeal No. 894 Breault Area Variance

Applicants seek an Area Variance from the Zoning Board of Appeals for relief from the lot area requirements for a Day-Care Center Use within their home per the respective district use and area table. **Zoning District:** R-1. **SBL:** 50.6-1-27 **Property Location:** 6 Pheasant Way. **Applicant:** Shawna Breault. **SEQR Type:** Type II.