

TOWN OF MOREAU
NEW YORK
351 REYNOLDS ROAD • MOREAU, NY

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APPLICATION FOR AREA VARIANCE

TOWN OF MOREAU
BUILDING DEPARTMENT

FOR INTERNAL USE ONLY

APPLICANT:	Erwin Smith 18 Primrose Ave	APPEAL #:	883
		ZONING DISTRICT:	R2
		DATE SUBMITTED:	3/26/25
		DATE ACCEPTED:	
		HEARING DATE:	
<input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted			

APPLICANT INFORMATION:

1. Applicant(s): Erwin R. Smith Jr.
Street Address: 18 Primrose Avenue
City, State, Zip: South Glens Falls NY 12803
Telephone #: _____ Fax #: _____
E-mail Address: _____
2. Agent:
Street Address: _____
City, State, Zip: _____
Telephone #: _____ Fax #: _____
E-mail Address: _____
3. Owner: Erwin R. Smith Jr.
Street Address: 18 Primrose Avenue
City, State, Zip: South Glens Falls NY 12803
Telephone #: _____ Fax #: _____
E-mail Address: _____

RELATIONSHIP TO THE PROPERTY:

OWNER: ☒ Yes ☐ No LESSEE: ☐ Yes ☐ No AGENT: ☐ Yes ☐ No

If an agent, please attach an Agent Authorization Form.

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GENERAL PROJECT INFORMATION:

ADDRESS: 18 Primrose Ave. TAX MAP #: _____
CURRENT USE: _____ ZONING DISTRICT: _____
LENGTH OF TIME OF USE: _____ PROPOSED USE: Storage
RELIEF SOUGHT: Side setback of 4'

AREA VARIANCE REQUEST:

	Required Dimension	Proposed Dimension	Difference	%
Front Yard Setback	_____	_____	_____	_____
Side Yard Setback	_____	_____	_____	_____
Rear Yard Setback	_____	_____	_____	_____
Lot Area	_____	_____	_____	_____

GENERAL DESCRIPTION OF THE ACTION FOR WHICH AN AREA VARIANCE IS SOUGHT:

Putting an Amish shed on property. Side setback puts
the shed in the middle of the property would like
it closer to our fence

CRITERIA: An area variance may be granted only in the event that ALL five (5) of the circumstances listed in § 179-59A are specifically found to exist by the Zoning Board of Appeals and are each so stated in the findings.

- (1) That the strict application of said dimensional requirements would result in a specified practical difficulty to the applicant.
- (2) How substantial the requested variance is in relation to the requirements.
- (3) That the difficulty cannot be alleviated by some practical method feasible for the applicant to pursue.
- (4) That there will be no substantial change in the character of the neighborhood or a detriment to the adjoining properties.

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- (5) That the variance would not be materially detrimental to the purpose of this chapter or to property in the district in which the property is located or otherwise conflict with the description or purpose of the district or the objectives of any plan or policy of the town and that the variance requested is the minimum variance which would alleviate the specific practical difficulty found by the Zoning Board of Appeals to affect the applicant.

Please describe how your circumstance meets ALL five (5) criteria (please attach additional pages as necessary):

- #1 We have a stone pad that our camper sat on.
Moving 15' from our line would put the shed in the middle of our yard.
- #2 The setback is 15', we are only asking for #1
- #3 We'd have to move a large amount of stone from where it is to where it would need to be.
- #4 Keeping the shed on our existing pad allows our yard to be seen and the shed not seen from the street.
- #5 It is not detrimental to any plans of the town

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CHECKLIST OF VARIANCE APPLICATION COMPLETENESS:

As per §149-57 of the Zoning Chapter of the Town Code, the following information shall be supplied by the applicant with any variance application:

Please complete the checklist of required application elements:

- ☐ 1. Map of the property with a scaled site plan and/or elevations necessary to show the proposed project for which the variance is sought.
- ☐ 2. Complete narrative response addressing each of the criteria as specified in this application.
- ☐ 3. Financial documentation demonstrating the reasonableness of financial return on the property.
- ☐ 4. Completed and signed Part 1 of the appropriate Environmental Assessment Form. Paper copies are available at the Building Department in Town Hall or electronically at <https://www.dec.ny.gov/permits/6191.html>.
- ☐ 5. Additional information requested by the Zoning Board of Appeals.

Please return the original application, with all four pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation. The electronic copy may be submitted on a flash drive or emailed to biclerk@townofmoreau.org.

NOTE: The application will not be scheduled on the Zoning Board of Appeals agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

Signature

Erwin R. Smith Jr.
Applicant (print)

Erwin R. Smith Jr.
Applicant (sign)

3-26-20
Date