

**A Meeting of the Zoning Board of Appeals for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on the 22nd day of March, 2017 at 7:00 PM.**

**ZONING BOARD MEMBERS PRESENT:**

Kevin Elms, Acting Chair

Scott Fitzsimmons

John England

**ZONING BOARD MEMBERS ABSENT:** Richard Kubis, Chair; Gerhard Endal

Also Present: Jim Martin, Zoning Administrator; Tricia Andrews, Recording Secretary

The Board reviewed the minutes of the December 21, 2016 and February 22, 2017 meetings. December minutes could not be approved because there was no quorum of members present at that meeting. Mr. Fitzsimmons motioned to approve the February minutes as presented and Mr. Elms seconded. All in favor, motion carried.

**Appeal No. 789**

A request of Donald J. Vittengl of 74 William Street, South Glens Falls, NY 12803 for a Special Permit pursuant to Chapter 149, Article V, Section 149-29. Applicant is requesting an expansion of one storage unit building to an existing business that had been granted a Special Permit for storage units. This property is located on the corner of William St. and Gansevoort Road, in a C-1, General Commercial District and is designated as 50.-1-3.11 on the Town Assessment Map.

Mr. Vittengl received a Setback Variance last month to expand his Self-Storage Business. He has also visited the Planning Board for Site Plan Review which is ongoing. He presents tonight for an expansion of the Special Permit he has for the business. He proposes to add a storage building on the south side of the property. Planning Board will take Lead Agency status on this issue.

Motion was made by Mr. Fitzsimmons to allow the Planning Board to assume the role of Lead Agency. Roll call vote resulted as follows: Mr. Fitzsimmons, Yes; Mr. England,

**A Meeting of the Zoning Board of Appeals for the Town of Moreau, Saratoga County, State of New York was held at the Moreau Town Hall, 351 Reynolds Road, Moreau, NY 12828 on the 22nd day of March, 2017 at 7:00 PM.**

Yes; Mr. Elms, Yes. All in favor, motion carried.

Mr. Elms opened the public hearing at 7:03pm and closed it at 7:03pm as there were no comments, and no correspondence had been received. Motion was made by Mr. Elms and seconded by Mr. England to approve the Appeal No. 789 for a Special Permit.

Mr. Maurice Combs presented with an update to his tabled Appeal. He had to have a surveyor come, and the surveyor went on vacation with all his paperwork. Mr. Combs presented the new map. He bought the property under discussion so he could have 7 homes. Mr. Martin explained that this decreases the amount of relief that Mr. Combs will need. He plans no homes on Fawn Road, in response to the neighbors' concerns. Mr. England asked how much relief he now needs. He was entitled to 3.5 extra homes before and this purchase allows him 4.5 new homes. Mr. Martin explained that he has heard it verbally but now the Board needs copies of the new map, and the public hearing has to be re-noticed, so Mr. Combs can come next month. Mr. Combs has visited the neighbors personally and believes they are happy with the new plan. Mr. Elms expressed appreciation that Mr. Combs accommodated those concerns.

Motion was made by Mr. Elms to set a public hearing for Appeal No. 781 on April 26<sup>th</sup> at 7:01pm with the deadline for submission on April 12<sup>th</sup>. Mr. Fitzsimmons seconded. Roll call vote resulted as follows: Mr. Fitzsimmons, Yes; Mr. England, Yes; Mr. Elms, Yes. All in favor motion carried.

Mr. Elms adjourned the meeting at 7:17pm.

Respectfully submitted,

Tricia S. Andrews