

TOWN OF MOREAU
ZONING BOARD OF APPEALS
JUNE 25, 2025
TOWN HALL MEETING ROOM, 351 REYNOLDS RD

Zoning Board Members Present

Gerhard Endal	Zoning Board Chairperson
Kevin Elms	Zoning Board Member
Scott Fitzsimmons	Zoning Board Member
Justin Farrell	Zoning Board Member
Ron Zimmerman	Acting Zoning Board Chairman
Lisbeth DeBramo	Alternate Zoning Board Member
Joshua Westfall	Zoning Administrator
Diana Corlew-Harrison	Recording Secretary

The meeting was called to order by Mr. Endal at 7:00 pm.

Minutes to Approve: **May 2025 - Motion made by Mr. Elms to approve, Mr. Zimmerman seconded, Roll call - all in favor.**

New Business – Area Variance

New Business: APPEAL NO. 887 (Havens Area Variance)

Applicants seek a variance from the Zoning Board of Appeals for relief from the frontage requirements for a two-lot subdivision with access over existing right-of-way for 96B & 96A. Zoning District: UR. SBL: 37.-1-34.

Property Location: Harrison Avenue (Unaddressed-behind 94). Applicant: Anthony & Andrew Havens. SEQR Type: II.

Applicants spoke of coming to the board due to previous variance has expired. Mr. Elms states that if nothing is changing then he would approve. Applicants state they are not changing anything from prior variance.

Mr. Endal if any public comments. Mr. Westfall stated none. Mr. Elms closed public hearing.

Motion made by Mr. Elms to approve Motion 887 for relief from the Town road frontage requirement with the condition that there be a maintenance covenant provision easement added to the deeds of all the involved parcels and that the information also goes on the plat. Mr. Fitzsimmons seconded. Roll call – all approved.

New Business: APPEAL NO. 889 (Baker Area Variance)

Applicants seek an area variance in accordance with Chapter 149-15 (C) for setback reduction within the property's respective zoning district in relation to the addition of an accessory structure.

Zoning District: R-1. SBL: 49.60-1-17. Property Location: 20 Willow Road. Applicant: Mary Baker SEQR Type: II.

Applicant wants to put a shed in the back of her property. She feels it is the best placement being she is removing 2 metal sheds and replacing them with a Garden Time shed sized at 12x20. She is asking for 4 feet (25%) variance on the side yard requirement. Mr. Elms asked if any neighbor concerns or public comments. Mr. Westfall stated none.

Mr. Endal closed the public hearing and board reviewed variance requirements with applicant.

Motion made by Mr. Endal to approve the appeal 8989 with 25% variance on the side yard. Mr. Fitzsimmons seconded, roll call – all approved.

New Business: APPEAL NO. 890 (Liberty Area Variance)

Applicants seek an area variance in accordance with Chapter 149-15 (C) for setback reduction within the property's respective zoning district in relation to the addition of an accessory structure.

Zoning District: R-1. SBL: 49.3-1-14. Property Location: 2 East Road. Applicant: John Liberty. SEQR: Type II.

Applicant would like to add a carport extension (12x21) from the existing garage. Mr. Endal states that applicant has enough space being he has such a large lot. He feels this will keep down costs of building a separate building and Mr. Elms agrees. Mr. Endal states applicant is asking for a 20% variance.

Mr. Elms asked if any neighbor concerns or public comments. Mr. Westfall stated none.

Mr. Endal closed the public hearing and board reviewed variance requirements with applicant.

Motion made by Mr. Elms to approve this variance as discussed. Mr. Zimmerman seconded, roll call- all approved.

Use Variance

New Business: APPEAL NO. 891 (Blake Use Variance)

Applicants seek a use variance in accordance with Article X of the Chapter 149 for the addition of accessory dwelling unit in a single-family home in the R-5 Zoning District.

Zoning District: R-5. SBL: 91.-1-45.2. Property Location: 83 Mott Road, Gansevoort. Applicant: Sherri Blake. SEQR: Unlisted.

Applicant would like to rent out her house for additional income. She has a daycare facility, but she and her husband are wanting to retire but cannot afford to stay in home with its present costs and upkeep of such a large home now that their family has moved out. Ms. Blake responded to an email sent to Board from concerned neighbor, Mr. Clausen. The email stated that there has been blatant disregard to his property, which applicant states that their children would ride their 4 wheelers at the edge of properties, but she was not aware of any damages, nor Mr. Clausen speaking with her about it. The email also stated that there had been raw sewage running down the ditches in neighboring homes and does not believe the system is adequate for a three-family home. Applicant states that she has had the septic issue resolved now after having 3 new septic systems installed. Mr. Clausen's email also states he is opposed to having three family home there.

Mr. Endal states that there have been prior letters sent to home regarding having an apartment in the basement that the R-5 district does not allow, along with sheds put on property without building permits or site reviews.

Mr. Elms states that the financial aspect of requirements has not been met because the applicant can always sell the home. Mr. Elms also asked the size of the septic. Ms. Blake was unsure but stated with 16 daycare children, her family which did consist of her, her husband and four children that she had prior that this would be considerably less with rental use. Mr. Elms disagreed because 16 daycare children do not use bathrooms, showers, laundry as much as 9 or more adults that could be renting from her.

Mr. Fitzsimmons also agrees that this is a single-family residence in the R-5 district and rental units are not allowed.

Mr. Zimmerman agrees that this variance does not meet all the requirements, and it is not intended for multiple residents.

Mr. Endal states that this is single-family district and applicant needs to show why this property is special and cannot accept this request for variance.

Mr. Elms asked if any other neighbor concerns or public comments. Mr. Westfall stated he received a letter from Saratoga County Planning Board stating that as a reminder, GML-239nn requires proposed special use permits, use variances, site plan and subdivisions within 500 ft. of an adjacent municipality's shared boundary (Town of Northumberland) to notify the neighboring clerk, by mail or electronic transmission, of the pending project.

Mr. Endal stated to applicant that board could vote, or she could rescind her request based on Board comments.

Applicant rescinded her application for this variance based on all board comments.

Special Use Permit

New Business: APPEAL NO. 892 (National Grid)

Applicants seek a special use permit in accordance with Article V of Chapter 149 for the addition of enclosed storage space within the C-1 Zoning District and expansion of non-conforming use. Total site improvements include an office, National Grid Construction Equipment Storage, and two storage equipment trailers.

Zoning District: C-1. SBL: 63.-4-1.11. Property Location: 2-68 Butler Road. Applicant: National Grid. SEQR: Unlisted.

Allyson Phillips of Young Sumner LLC and Jason Cowee of National Grid represented applicants. They are proposing to add 2 new storage units for supplies and a laydown area for other supplies, such as poles, transformers for upcoming projects. There will also be a construction trailer to be used for office use with no water or sewer hookups. Mr. Endal states that this would require Planning Board review along with SEQR by Planning Board. Mr. Fitzsimmons asked if there would be any tree cutting on property, applicants state none would be taken down. Mr. Zimmerman asked if there would be new lights added to site, applicants said yes. 7 light poles added for security and lighting. Mr. Elms states that the property has no other use being the transmission lines run through that area of the site proposal. Mr. Zimmerman asked about how many trucks or equipment would be on site. Applicants stated from 1- 10 trucks a day at most. They would be in there in the morning getting supplies and then onto jobsites, returning at end of day. Very few pieces of equipment would be left on site.

Mr. Endal asked if any neighbor concerns or public comments. Mr. Westfall stated that Saratoga County Planning Board had sent a letter stating that No Significant County-wide or Intercommunity Impact. They also questioned the content and number of storage containers that may be needed on site. Security fencing around the perimeter of the laydown yard may be considered as well.

Mr. Endal closed the public hearing and board reviewed variance requirements with applicant.

Mr. Endal is deferring SEQR to Planning Board, all board members approved the deferral.

Motion made by Mr. Zimmerman to approve Special Use Permit 892, Mr. Elms seconded, roll call – all approved.

Motion made by Mr. Fitzsimmons to adjourn the meeting. Mr. Elms seconded. All approved.

Mr. Fitzsimmons and Mr. Zimmerman both stated that they would not be present for the July 2025 meetings due to being on vacation. Ms. DeBramo said she would be available and would attend the meeting.

Meeting adjourned at 8:00PM

Signed by Diana Corlew Harrison June 27, 2025.