

TOWN OF MOREAU
ZONING BOARD OF APPEALS

MAY 28, 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 7:01 pm.

Minutes to Approve:

April 2025 - Motion made by Mr. Zimmerman to approve, Mr. Fitzsimmons with a second, Roll call - all in favor.

New Business: APPEAL NO. 885 (Lynch - Area Variance)

Applicants seek an area variance in accordance with 70-7 for relief from height restrictions within the property's front yard in relation to the addition of a new fence exceeding the height permitted in 70-4.

Zoning District: R-2. SBL: 50.-2-62.2. Property Location: 127 Fort Edward Road. Applicant: Leo & Vicky Lynch.

SEQR Type: II.

Applicant spoke of where he wants to place a new fence along the shared driveway. He wants to put up a 6-foot fence, which code is only 4 feet. He would be starting 30 feet back from Fort Edward Road extending approximately 60 feet back. They are requesting also to do a stockade fence for privacy when entering and exiting property. They have had issues with things being said from neighbors and feel this would alleviate that problem. Mr. Endal, Mr. Elms, and Mr. Zimmerman stated that the fence location conflicts with the right of way. Mr. Farrell stated another possibility could be a row of arborvitae or white pines. He believes the fence may incur more issues and/or there can be damages to the fence from neighbors. Mr. Endal also states that the neighbors could also put up their own fence and it would not conflict with right of way. Mr. Zimmerman and Mr. Elms are against the 6-foot fence and the stockade effect being they are not permitted in the town.

Mr. Endal closed the public hearing.

The variance requirements were reviewed with board and applicants.

Motion made by Mr. Elms to deny this application for area variance. Mr. Fitzsimmons seconded. Roll call - all agreed to deny the variance application.

New Business: APPEAL NO. 886 (Zack - 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: 49.42-1-30. Property Location: 12 West Road. Applicant: David Zack SEQR Type: II.

Applicant wants to put a shed in back corner of property. He is restricted on location due to leach field for septic. Mr. Elms asked if applicant could move the shed to 10 feet from the side yard line rather than 8 feet to keep closer to the code requirement and reduce the amount of setback needed. Applicant agreed. He will leave the back yard line at 8 feet. Mr. Endal closed the public hearing and board reviewed variance requirements with applicant.

Motion made by Mr. Elms to approve the appeal with 2-foot setback on side and 2 feet on rear moving the shed 2 feet to the right keeping it at 8 feet rather than the 10 feet requested. Mr. Zimmerman seconded, roll call – all approved.

New Business: APPEAL NO. 887 (National Grid - Area Variance)

Applicants seek an area variance in accordance with Chapter 149-26 (C) for setback reduction within the property's respective zoning district in relation to the addition of an accessory structure.

Zoning District: RP. SBL: 62.-1-5.11 & 75.-1-1. Property Location: 203-213 Potter Road. Applicant: National Grid Power Corp. SEQR: Type II.

Allyson Phillips of Young Sumner LLC and Jason Cowee of National Grid represented applicants. They are proposing new construction of a new 115kV Control Building within the required front yard. Given the narrow condition of the parcel, National Grid does not have any other feasible option for the location. This new building is to be constructed due to loss of prior building due to a fire. The minimum front yard setback is 50 feet, and this building will be at 33 feet 7 inches. Applicants feel the variance will not have an adverse effect on the physical or environmental conditions in the neighborhood.

Mr. Endal closed public hearing.

The board members reviewed the application and variance requirements.

Motion made by Mr. Zimmerman to approve this area variance. Mr. Elms seconded, roll call – all in favor.

Motion made by Mr. Elms to adjourn the meeting, seconded by Mr. Zimmerman, all in favor.

Meeting adjourned at 7:50 pm

Signed by Diana Corlew-Harrison 6/3/25.