

TOWN OF MOREAU
ZONING BOARD OF APPEALS
October 22, 2025
TOWN HALL MEETING ROOM, 351 REYNOLDS RD

Zoning Board Members Present

Kevin Elms	Acting Zoning Board Chairman
Lisbeth DaBramo	Alternate Zoning Board Member
Scott Fitzsimmons	Zoning Board Member
Diana Corlew-Harrison	Recording Secretary
Joshua Westfall	Zoning Administrator

Zoning Board Members Absent:

Gerhard Endal	Zoning Board Chairperson
Justin Farrell	Zoning Board Member
Ron Zimmerman	Zoning Board Member

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

Minutes to Approve: Not enough members present to approve of any past minutes.

Old Business – none

New Business

Area Variance

Appeal No 899 Moreau EMS Area Variance

Applicants seek an Area Variance from the Zoning Board of Appeals for relief from setback requirements as outlined in Article IV of Chapter 149 in connection with the expansion of an existing facility. **Zoning District: C-1. SBL: 63.2-1-39**
Property Location: 1583 Route 9. Applicant: Moreau Emergency Squad. SEQR Type: Type II.

Mr. Elms spoke with all applicants before any review regarding the fact that there was only 3 members present tonight for meeting, so no motions could be approved without complete approvals by all board members and that applicants had the right to move appeals to next meeting if they desired.

These two applicants wished to proceed tonight.

Representative Richard Jones Associates spoke regarding the project. He said they had an approved application in 2017 but lacked the funding to proceed. They have funding now and are bringing this request back to this board for approval. Per funding requirements now, they have added an elevator to the plans, updated parking spaces needed, added where stormwater collection sites will be and the permeable areas. He also described how they will infiltrate stormwater on site.

Ms. DaBramo asked if they could show board on the plans, what would the 9.1 acres consist of as far as the building, parking areas, permeable areas. Mr. Jones reviewed and showed board members the plans.

Board members agreed that this was a long time coming and feel this will be a benefit to the community.

Mr. Elms closed the public hearing and reviewed the variance requirements.

Mr. Fitzsimmons made a motion to approve this appeal with the setback reliefs proposed, the 9 parking spot reductions, the front yard variance and permissible areas. Mr. Elms seconded, roll call – all approved.

Special Use Permit

Appeal No 900 Robichaud Special Use Permit

Applicants seek an Special Use Permit from the Zoning Board of Appeals for a home occupation business in an existing structure outlined in Article IV of Chapter 149. **Zoning District: R-2 SBL: 64.1-1-4 Property Location: 532 Gansevoort Rd. Applicant: Abigail Robichaud. SEQR Type II.**

Ms. Robichaud spoke of wanting to use her present garage as a space to continue her dog grooming business. She has a mobile service now and van is getting old and in need of some expensive repairs.

Ms. DaBramo asked how many clients she will be seeing in day. Applicant states no more than 5 a day.

Mr. Fitzsimmons asked if any building permits had been put in yet to convert garage. Applicant stated not yet but will be if this is approved. She will work with the building department.

Ms. DaBramo noted that Saratoga County recommended a turnaround in the driveway to avoid backing out onto Route 32. Applicant stated she has a back up area now for their own cars so that area could be utilized for this. She will add gravel to the area to identify it more. Mr. Fitzsimmons was also concerned with backing out onto Route 32 and thought this turnaround area would relieve that concern. He also has concerns when customers were there at same time, such as when one customer leaving with pet and another coming into site and if pets were going to be unleashed or getting loose from owners. Applicant hopes that it won't happen that much as she will space appointments accordingly and feels her customers care a lot of their pets and they are paying to get pets groomed.

Ms. DaBramo asked what hours she planned to keep. Applicants stated she hopes to be 9-5 with a Saturday as needed but hopes to scale down her business in the future.

Mr. Elms closed the public hearing and reviewed the permit standards.

Ms. DaBramo made a motion to approve this permit with conditions on time restraints to be 9-5 Monday through Saturday, making a turnaround area or making driveway modifications to circle around tree in driveway now. Mr. Fitzsimmons seconded. Roll call – all approved.

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

Meeting adjourned at 7:50PM

Signed by Diana Corlew Harrison on October 31, 2025.