

A meeting of the Zoning Board 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 24<sup>th</sup> day of April 2024 at 7:00 pm.

**Town of Moreau  
Zoning Board of Appeals  
04/24/2024 7:00 PM  
Town Hall Meeting Room, 351 Reynolds Rd**

**Zoning Board Members Present**

Gerhard Endal	Zoning Board Chairperson
Kevin Elms	Zoning Board Member
Ron Zimmerman	Zoning Board Member
Scott Fitzsimmons	Zoning Board Member
Justin Farrell	Zoning Board Member

**Also Present**

Joshua Westfall	Zoning Board Administrator
Katrina Flexon	Recording Secretary
Mike Music	195 Mott Road, Gansevoort, NY 12831
Chris Music	355 Mott Road, Gansevoort, NY 12831
Bette Bournham	205 Mott Road, Gansevoort, NY 12831
Brenda Lindstrand	185 Mott Road, Gansevoort, NY 12831
Michael Lindstrand	185 Mott Road, Gansevoort, NY 1281
Toni Twiss	189 Mott Road, Gansevoort, NY 1281
Jeff Shaw	219 Mott Road, Gansevoort, NY 1281
Debbie Shaw	219 Mott Road, Gansevoort, NY 12831

The meeting called to order at 7:02 pm by **Chairperson Endal**

**OLD BUSINESS:**

**CHAIRPERSON ENDAL** stated there was no old business to address at this meeting. He welcomed Joshua Westfall as our new Building Planning And Development Coordinator.

**APPEAL NO 863**

Special Use Variance for Fox head Tail Campground

1. Applicant Name: Mike Music  
Applicant Agent: None  
Application Type: Special Use  
Public Hearing Scheduled: April 24, 2024  
Location of Proposed Project: 195 Mott Road, Town of Moreau, NY 12831  
Tax Map No:  
Zoning District:  
SEQR Type: Hold off for public hearing/Planning Board needs to review

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Applicant seeking variance for special use for 5 and up to 10 campsites in 2 phases over 2024-2026. Supported onsite access drives.

**CHAIRPERSON ENDAL** Could you describe what you're doing.

**MR. MUSIC:** This will be a long-term project with concern for the surroundings and with respect for neighbors. I plan on having tiny homes or cabins. I have had the sanction of the Fire Department and am awaiting feedback from the Department of Health.

With approximately 12-20 washer/dryer units, retail for pre-packaged goods for campgrounds consumers. I plan on approximately 9,000 sq feet of ground disturbance. This would be for a single family, (2 adults and a couple of kids) each. I will be looking at the first unit to see what traffic patterns will be. Only want 3-season use to prevent snow maintenance. The plan is to start around the first of June to finish the first unit and 3 cabins by the end of the year. After 5 cabins, I will determine the feasibility of 5 more units.

**MR. ELMS:** No motor homes or tents?

**MR. MUSIC:** No motor homes, but there will be tents.

**MR. ELMS:** I get the feeling it will be a seasonal rental to the same people.

**MR. MUSIC:** I want to have custom designs for each cabin, for example Adirondack style, modern style. Another type could be an elevated platform with a dome, with a different experience for each.

My brother has a campground just down the road where he offers a farm experience with goats and kids can run around, we could share customers. My experience will be quiet. Retirees. No spring-break college kids. No ATVs or snowmobiles, with quiet hours from 10 pm to 8 am.

Chris Abrams the Highway Superintendent has had 2 site visits so far for driveways. He pointed out an issue with a damaged pipe, which I have repaired.

**MR. SHAW:** I live at 219 Mott Road. I have done thousands of septic systems for the Civil Highway Dept. I understand all the construction requirements, permits etc. Most of his land is flat. It will have a 220-gal per day per unit requirement, over 1,000 gal a day. This is a high-water table. Mike came a year ago saying he wanted 1 BNB. Now he's changing to 5-10.

**MR. MUSIC:** I only have a certain amount of time to do this.

**CHAIRPERSON ENDAL:** This is a preliminary meeting. I don't expect to approve this tonight.

**MR. SHAW:** Mike Music has a gun range. He shoots for hours. Is this going to be gun range, too?

**MR. ENDAL:** We have to allow for some changes. Nothing will happen until he makes his decisions regarding what he wishes to do.

**CHAIRPERSON ENDAL:** Approval of Planning Board is required so that will need to be revisited. Motion to refer these questions to the Building Department.

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**MR. FARRELL:** Yes.

**MR. FITZSIMMONS:** Yes.

**MR. ELMS:** I make a motion to table meeting to Planning Board. Draining and septic are for the Planning Board. We will leave the Public Hearing open.

**MR. FARRELL:** Seconded.

**CHAIRPERSON ENDAL** A motion has been made please roll call to vote

**Results of roll call are as follows:**

MR. ELMS	YES
MR. FARRELL	YES
MR. FITZSIMMONS	YES
MR. ZIMMERMAN	YES
CHAIRPERSON ENDAL	YES

5 in the affirmative. Motion carries

**A motion was made by Mr. Elms and seconded by Mr. Farrell to table the meeting, with the public hearing left open. The Zoning Board has referred to the Planning Board for their comments on the septic and drainage plans.**

**CHAIRPERSON ENDAL** No other business to address can I get a motion to adjourn the meeting.

**MR. ELMS** I make a motion

**MR FARRELL** I second

**CHAIRPERSON ENDAL** all in favor, meeting adjourned.

Meeting adjourned at 8:24 pm.

Respectfully Submitted,

Debbie Hadden, Secretary  
(6/10/2024)