

**TOWN OF MOREAU**  
**ZONING BOARD OF APPEALS**  
**SEPTEMBER 25, 2024**

**TOWN HALL MEETING ROOM, 351 REYNOLDS RD**

**Planning Board Members Present**

Kevin Elms	Acting Zoning Board Chairperson
Ron Zimmerman	Zoning Board Member
Justin Farrell	Zoning Board Member
Joshua Westfall	Zoning Administrator
Diana Corlew-Harrison	Recording Secretary

**Members Absent:**

Gerald Endal	Zoning Board Chairperson
Scott Fitzsimmons	Zoning Board Member

The meeting was called to order by Acting Chairperson Elms at 7:01 pm.

Mr. Elms spoke to all in attendance about their only being three members present, which means the applicants could present if they wanted to but had the right to appeal and no appeals could be approved due to shortage of board members present.

**Old Business: None**

**New Business: APPEAL NO. 870**

Application for Area Variance

1. Applicant Name:	William & Sandra Fisher
Applicant Agent:	None
Application Type:	Area Variance
Public Hearing Scheduled:	No
Location of Proposed Project:	21 West Road, Moreau, NY
Tax Map No.#	49.34-1-358
Zoning District:	R1
SEQR Type:	Type II

Applicant seeks an Area Variance in accordance with §149-15 (C) (Side Yard Setback) related to the proposed construction of an accessory structure (Shed). Specifically, the applicant seeks to construct said shed 3' from side of property line; 12' required; 11' of relief requested.

Applicant stated they were interested in putting the shed up to block the view of the neighbors shed and back yard. Area not kept up very well. Applicant showed pictures to board.

Mr. Elms asked applicants if they knew where property lines were or when last survey was done. Applicants were unsure of line locations. Mr. Farrell suggested getting a survey to be sure, rather than placing a shed incorrectly and may have to be moved in the future. Mr. Westfall will look at other surveys done or see if a record on file. Applicants agreed to meet with Mr. Westfall and to table until next meeting.

**Mr. Elms made a motion to table this appeal until next meeting or to gather all information needed.**

**Seconded by Mr. Farrell.**

**New Business: APPEAL NO. 871**

Per Mr. Westfall, this appeal is being tabled due to further information needed.

**New Business: APPEAL NO. 872 (area Variance) and 873 (SUP)**

1. Applicant Name: DMMH Corp  
Applicant Agent: None  
Application Type: Area Variance and SUP  
Public Hearing Scheduled: No  
Location of Proposed Project: 1427-1429 Route 9, Moreau, NY  
Tax Map No.# 63.3-1-21.21  
Zoning District: C1  
Area Variance: Type II  
Special Use Permit: Unlisted  
Use of Property: Commercial

Applicant seeks an Area Variance in accordance with §149-21 (C) (Front Yard Setback for Storage), and Special Use Permit in accordance with Article V related to the proposed construction of an Office and Storage facility. Specifically, the applicant seeks to construct 60' x 300' structure and associated parking lot in accordance with the above approvals. As proposed, Site Plan Review with the Planning Board will be required.

Applicant spoke to Board about the plans, showed them survey plans and pictures of proposed improvements. Applicant spoke of his concern with only three members present.

Mr. Elms asked what types of businesses are going to be going in? Applicant said he hopes to have small businesses, Do It Yourselfers, winter storage for boats/trailers.

Mr. Elms said Planning Board needs to approve Special Use Permit and would like their input on the effects of the Route 9 Corridor. Applicant agreed to bring appeal to next meeting due to lack of present members.

**Mr. Farrell made a motion to ask Planning Board for recommendation on Special Use Permit.**

**Mr. Zimmerman seconded motion. All in favor.**

**Mr. Farrell made motion to adjourn meeting. Seconded by Mr. Zimmerman.**

**Meeting adjourned at 7:34 PM.**

**Signed by Diana Corlew-Harrison, Secretary 10/23/24.**