

TOWN OF MOREAU
ZONING BOARD OF APPEALS
April 22, 2026
TOWN HALL MEETING ROOM, 351 REYNOLDS RD

Zoning Board Members Present

Ron Zimmerman	Acting Zoning Board Chairman
Scott Fitzsimmons	Zoning Board Member
Justin Farrell	Zoning Board Member
Diana Corlew-Harrison	Recording Secretary
Joshua Westfall	Zoning Administrator

Absent:

Kevin Elms	Zoning Board Chairman
Lisbeth DaBramo	Zoning Board Member

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

Mr. Zimmerman made a statement to all regarding the lack of Zoning Board members in attendance tonight so there is not a quorum and in the event that there was not a unanimous vote, applicants could wait until next month to hear their requests. All applicants agreed to be heard tonight.

Minutes to approve:

October 2025 - will pass over until next month due to Mr. Zimmerman and Mr. Fitzsimmons not being present for meeting.

February 2026 – will pass over until next month due to Mr. Elms nor Mr. Farrell were not present for meeting.

Note: No March Meeting held.

Old Business

None

New Business

Area Variance

Appeal No 905 Potter Area Variance

Applicant seeks an Area Variance from the Zoning Board of Appeals in accordance with §149.19 for relief from rear yard setback requirements in relation to the addition of a building. **Zoning District: R-2. SBL: 76.2-1-16 Property Location: 30 Briarhurst Drive, Gansevoort. Applicant: Chris Potter. SEQR Type: Type II.**

Applicant spoke on his behalf regarding this variance. He is requesting a variance due to a prior 2022 application expired and a change of size of building. He is requesting a 6-foot setback with 20% relief on the side.

Mr. Zimmerman opened the public hearing.

Mr. Zimmerman reviewed with the Board the checklist and criteria for granting the Area Variance for this application.

Mr. Fitzsimmons asked Mr. Westfall if there were any complaints submitted. Mr. Westfall stated none received.

Mr. Zimmerman closed the public hearing.

Motion made by Mr. Fitzsimmons to grant the variance with the 6-foot setback and 20% side relief. Mr. Farrell seconded. Roll call – all approved.

Area Variance

Appeal No 906 Rhoades Area Variance

Applicant seeks an Area Variance from the Zoning Board of Appeals in accordance with §149.19 for relief from side yard setback requirements in relation to the addition of a shed. **Zoning District: C-1. SBL: 77.1-1-10**
Property Location: 476 Fortsville Road. Applicant: Herbert Rhoades. SEQR Type: Type II.

Applicant spoke on his behalf regarding this variance. He is requesting a variance to put a shed on his property. The setback requires 15 feet, and he would like it to be at 4 feet with a difference of 73%. He is willing to relocate it and discuss his options to meet the town's requirements.

Mr. Zimmerman opened the public hearing.

Mr. Zimmerman reviewed with the Board the checklist and criteria for granting the Area Variance for this application.

Mr. Fitzsimmons asked Mr. Westfall if there were any complaints submitted. Mr. Westfall stated none received.

The applicant and board came to an agreement with making the shed a different size to meet an 8 foot side requirement giving it a 53% difference rather than 73% as previously requested. Mr. Zimmerman also asked if applicant could plant a few trees to define the buffer area with the neighbors. Applicant agreed.

Mr. Zimmerman closed the public hearing.

Motion made by Mr. Zimmerman to approve of this variance with conditions noted above. Mr. Fitzsimmons seconded.
Roll call – all approved.

Motion made by Mr. Fitzsimmons to adjourn the meeting, seconded by Mr. Farrell.

Meeting adjourned at 7:45 pm.

Prepared by Diana Corlew Harrison on May 1, 2026.