

TOWN OF MOREAU
ZONING BOARD OF APPEALS

FEBRUARY 26, 2025

TOWN HALL MEETING ROOM, 351 REYNOLDS RD

Planning 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	Zoning Board Member
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:

January 2025 - **Motion made by Mr. Elms to approve with changes, Mr. Fitzsimmons with a second, all in favor.**

New Business: APPEAL NO. 878 (Special Use Permit)

In accordance with Chapter 90 and Chapter 149 of the Town of Moreau Town Code, the applicant seeks a Special Use Permit for the addition of eight (8) manufactured housing units at Hudson Heights Manufactured Home Park. Use permitted by Special Use Permit to allow up to a 50% expansion of a preexisting, non-conforming use.

Zoning District: C1. SBL: 63.1-1-12. Property Location: 1613 – 1617 Route 9. Applicant: Hudson Heights LLC. SEQR Type: II.

Applicant, Claude Louiselle, spoke of this project. He purchased property 3 years ago from Sweets Trailer Park. He would like to add 8 lots to development. Each lot is 5,000 sq. ft. He is collaborating with Clayton Homes on this project. He notes that manufactured homes will be owned by residents and owner occupied, there will be no rentals allowed. He will not be clearing any trees. He will be adding septic tanks (unless town sewer can be added in time to these lots, if available he will add it to entire development). He will use current lighting and driveway. He plans to pave driveway when all lots are complete.

Mr. Elms states that there is not enough room for any emergency vehicles, i.e., Firetruck, to turnaround. Applicant is seeking Town Fire Dept for suggestions. Applicant states that he may or could remove the last lot if too much restriction on fire dept space, buffer space needed, setbacks required, and / or neighbors' concerns.

Mr. Fitzsimmons asked why applicant did not change the location to more to the south, so the last lot was not so tight to property lines? Applicant wants to keep that an option open for future plans.

Mr. Endal and Mr. Farrell asked if there had been any public comments.

Mr. Westfall read emails from four town residents (Chris Smith, Connie Kimmell, Chris Hughes, Don & Lisa Murphy), with their disapproval of this application.

Lisa Liberty, neighbor behind the development, was present at meeting.

She asked when the applicant had his survey done because he would know where the property lines were and would not put crushed stone and snow so close to her property. She had a survey done on her property about a year ago so she could install a fence and noted that applicant was encroaching on her property on the back line with snow clean up then and she spoke with him about it.

She would like to see a larger buffer added to protect her fence and property. She states applicant advertised this as affordable housing to get it approved but she does not believe it classifies because an owner must pay for home, lot rent, utilities, fuel, sewer, and taxes, amid normal expenses of a car, food, and gas. She states she works 3 jobs to keep her house maintained and kept up and feels this would lower her property value.

Motion made by Mr. Elms to refer this to Planning Board related to SEQR. Mr. Zimmerman seconded, all in favor.

Motion made by Mr. Elms to send this to Planning Board for site plan review with the following conditions made by this board and the recommendations of Town Building, Planning and Development Coordinator, seconded by Mr. Zimmerman, all in favor.

Zoning Board conditions:

1. Note of added buffer required.
2. Drainage needs review and notation.
3. Fire Department turn-around area – is there room?
4. Parking lot identification
5. Septic tank locations or if public sewer hooked up – needs notification.
6. NYS Dept of Health for town water approval

Town Building, Planning and Development Coordinator conditions:

Items that were missing from the Plan which should be added prior to any final approval include the following:

1. Location of septic, with soil information should be shown.
2. Parking areas for each new mobile home should be shown.
3. Utility connections should be explained and shown.
4. Buffering to adjacent uses, in accordance with Chapter 96 should be shown.
5. The extent of clearing and any grading should be shown.
6. The applicant, if disturbing an area in excess of one (1) acre should establish an escrow with the Building Department and submit a SWPPP for review by Town Engineers.
*if the area for expansion does not exceed one-acre, the applicant should be encouraged to mitigate stormwater runoff from any impervious surfaces as feasible.
7. The Board may wish to forward the application to SGFFD for comment.

Motion made by Mr. Elms to adjourn meeting, seconded by Mr. Endal. All in favor.

Meeting adjourned at 8:30 PM.

Signed by Diana Corlew-Harrison 3/3/2025.