

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

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 24th day of April 2024 at 7:00 pm.

Zoning Board Members Present

Gerhard Endal	Zoning Board of Appeals, Chairman
Kevin Elms	Zoning Board of Appeals
Member Ron Zimmerman	Zoning Board of Appeals
Member Scott Fitzsimmons	Zoning Board of Appeals
Member Justin Farrell	Zoning Board of Appeals

Member Also present:

Joshua Westphal	Zoning Board Administrator
Katrina Flexon	Recording Secretary

The meeting called to order at 7:02 pm.

OLD BUSINESS:

Chairperson asked if there was any old business that needs to be addressed.

Welcome To Joshua Westphal as our new Building Department Administrator.

Follow-up with Supervisor’s office re: vouchers.

Others present at meeting:

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

APPEAL NO 863 – Special Use Variance for Air BNB

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

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 24th day of April 2024 at 7:00 pm

Appeal No 863 – Application for Area Variance: Applicant seeking variance for special use for 5 and up to 10 campsites in 2 phases over 2024-2026. Supported onsite access drives.

SPEAKER 1: Could you describe what you are doing?

MIKE MUSIC: I have been a teacher at South Glens Falls School District for 8 years. This is something I have always wanted to do. This will be a long-term project with concern for the actual surroundings with much respect for my 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.

MIKE MUSIC: There will be 12-20 washer/dryer units, pedestal. Retail for pre-packaged goods for people who are using the campgrounds. 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-seasons. Don't want to clean snow. I would like 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.

SPEAKER 1: No motor homes?

MIKE MUSIC: No.

SPEAKER 1: Tents?

MIKE MUSIC: Yes.

SPEAKER 2: I get the feeling it will be a seasonal rental to the same people?

MIKE MUSIC: I want to have custom designs for each cabin. Like the first one would be Adirondack style. The second could be a tiny modern-style home. Another type could be an elevated platform with a dome. So there would be 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. It would have quiet hours from 10 pm to 8 am.

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

JEFF 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.

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 24th day of April 2024 at 7:00 pm

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

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

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

GERHARD ENDAL: We have to allow for some changes. Nothing will be happening until he makes his decisions regarding what he wishes to do.

SPEAKER: Approval of Planning Board is required and that will need to be revisited. Motion to refer these questions to the Building Department.

JUSTIN FARRELL: Yes.

SCOTT FITZSIMMONS: Yes.

SPEAKER 1: 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.

JUSTING FARRELL: Yes.

SCOTT FITZSIMMONS: Yes.

GERHARD ENDAL CHAIRMAN: Yes.

Meeting adjourned at 8:24 pm.

Respectfully Submitted,

Katrina Flexon/Debbie Hadden, Secretary
(6/10/2024)