

**Town of Moreau
Zoning Board of Appeals Agenda
Wednesday, July 26, 2023 – 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 26th day of July 2023 at 7:00 pm

Zoning Board Members Present

Gerhard Endal	Zoning Board of Appeals, Chairman
Kevin Elms	Zoning Board of Appeals
Member Matthew Manning	Zoning Board of Appeals (Absent)
Member Scott Fitzsimmons	Zoning Board of Appeals
Member Justin Farrell	Zoning Board of Appeals

Member Also present:

James Martin	Zoning Board Administrator
--------------	----------------------------

The meeting was called to order at 7:00 pm by Gerhard Endal, Chairman, seconded by Scott Fitzsimmons.

OLD BUSINESS:

Chairperson Endal asked if there was any old business that needed to be addressed. No old business.

APPEAL NO XXX –

- | | |
|-------------------------------|-----------------------------------|
| 1. Applicant Name: | Chris Holman |
| Applicant Agent: | Not applicable |
| Application Type: | Special Permit |
| Public Hearing Scheduled: | Yes – Wednesday July 26, 2023 |
| Location of Proposed Project: | 32 Merritt Road, Moreau, NY 12828 |
| Tax Map No: | 49.59 – 1-29 |
| Zoning District: | R-1 |
| SEQR Type: | Unlisted – Seeker Type |

Appeal No 857 – Application for Area Variance: - Application for Special Permit: The applicant is seeking approval of a special permit to operate a home occupation in the form of a photography studio out of his home at 32 Merritt Road in the Town of Moreau. Section 149-33, allows for the conduct of home occupation upon review and approval of special permit from the Zoning Board of Appeals.

Chris Holman: I usually operate outside of the home, but it would be nice to have the option. I would also like to request the option of a small sign.

Speaker 1: We must take into consideration neighbors and the neighborhood. How frequently would people be going to your home? What would the hours be?

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 26th day of July 2023 at 7:00 pm

Christ Holman: Not very often as I'm just starting my business. Most sessions are outside like weddings, etc. The hours would be daylight due to family constraints, basically normal business hours.

SPEAKER 2: Parking could be a problem on that road. Parking would have to be limited to the space available in your driveway.

COMMENTS FROM THE NEIGHBORS: None.

Speaker 1: As this is a special use permit, seeker type 2 action, commercial use, the following stipulations would be attached to the permit.

1. A 3-foot sign attached to a wall would be allowed.
2. Hours would be M-F 8-5. Sa-Su 8-8.
3. No limit on people, but limit on vehicles. Must fit in driveway.

There was no communication re: public hearing on 07/28/23.

No time limit on permit.

Motion made for special permit with stipulations.

Kevin Elms	Yes
Scott Fitzsimmons	Yes
Matthew Manning	Absent
Justin Farrell	Yes
Gerhard Endal, Chairman	Yes

Meeting Adjourned: 7:38 pm

Respectfully Submitted,

Debbie Hadden, Secretary
(6/10/2024)