

**Town of Moreau  
Zoning Board of Appeals Agenda  
12/27/2023 – 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 27th day of December, 2023 at 7:00 pm.

Zoning Board Members Present

Member Gerhard Endal	Zoning Board of Appeals, Chairman
Member Ron Zimmerman	Zoning Board of Appeals
Matthew Manning	Zoning Board of Appeals
Member Scott Fitzsimmons	Zoning Board of Appeals
Member Justin Farrell	Zoning Board of Appeals

Also present:

Jim Martin	Zoning Board Administrator
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Others present:

Keith and Joanna Gilligan

The meeting called to order at 7:00 pm by **Justin Farrell**, seconded by **Ron Zimmerman**  
Welcome to Ron Zimmerman to Zoning Board.

**OLD BUSINESS:**

**Chairperson Endal** asked if there was any old business that needs to be addressed. No minutes for approval.

**APPEAL NO 859 – Area Variance**

1. Applicant Name: Keith and Joanna Gilligan  
Applicant Agent: Don Pigeon  
Application Type: Area Variance  
Public Hearing Scheduled: Yes – Wednesday December 27, 2023  
Location of Proposed Project: 407 Old Saratoga Road, Moreau, NY 12828  
Tax Map No: 89.-1-3.2  
Zoning District: R-4  
SEQR Type: Type II

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**Appeal No. 859 – Application for Area Variance:** The applicant is seeking to subdivide their property into two lots with one of the lots requiring an area variance from the minimum lot area standard of the Agricultural, One and Two-Family Residential (R-4) District. Lot 2, as identified in the application, has a proposed lot area of 1.5 ± and the requirement of the R-4 District is a minimum of 3 acres.

**KEITH PIGEON:** We own 49 acres. We have a metal shed, barn and garage on our existing property and an existing home. In 2021, Cerrone Construction bought the property right across the road. Our home was facing their property. The road compactor caused considerable hardship to our existence, and at one point, there were 9 cement trucks backed up. All you could smell was diesel fuel. We wish to sell this house and build another one facing the mountain and subdivide the lot.

CHAIRMAN ENDAL: Recommend we close the public hearing.

A motion was made by **Scott Fitzsimmons** to approve construction with findings of staff recommendations and that construction begin in 1.5 years.

Seconded by **Justin Farrell**.

**Ron Zimmerman** – Yes

**Matthew Manning** – Yes

**Gerhard Endal**, Chairman – Yes

Meeting Adjourned: 28:27 p.m.

Respectfully submitted,

Debbie Hadden, Secretary  
(6/10/2024)