

**Town of Moreau
Zoning Board of Appeals Agenda
Wednesday June 28, 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 28th day of June 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
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The meeting was called to order at 7:00.

OLD BUSINESS: No old business.

APPEAL NO 856 – Application for an Area Variance

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| 1. Applicant Name: | Lee Talbot |
| Applicant Agent: | None |
| Application Type: | Area Variance |
| Public Hearing Scheduled: | Yes – June 28, 2023 at 7:01 |
| Location of Proposed Project: | 8 Bayberry Drive, South Glens Falls, NY 12803 |
| Tax Map No: | 49.49.51-3-14 |
| Zoning District: | R-1 |
| SEQR Type: | Type II |

Appeal No 856 – Application for Area Variance: The applicant is proposing to place a new shed in the southeast corner of the rear yard of a parcel located in the R-1 Zoning District at 8 Bayberry (tax map no.49.51-3-14) in the Town of Moreau. The applicant is proposing to place the shed at a setback of 7 ft. from the side property boundary and is seeking 5 ft of relief from the side yard setback requirement of 12 ft. Applicant states that he asked for the area variance because of the narrow lot and the location of a mature maple tree, as well as having to reroute the irrigation system.

A letter was submitted by a neighbor, Andrew Tkac, 5 Bayberry Drive, stating he has no issues with the proposed variance.

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Motion to approve variance submitted by Kevin Elms, seconded by Scott Fitzsimmons.

Justin Farrell	Yes
Gerhard Endal, Chairman	Yes
Matthew Manning	Absent

Motion to Adjourn by Justin Farrell.

Scott Fitzsimmons	Yes
Matthew Manning	Absent
Kevin Elms, Chairman	Yes

Meeting adjourned: 7:10 pm

Respectfully Submitted,

Debbie Hadden, Secretary
(6/10/2024)