



Town of Moreau
ZONING BOARD OF APPEALS AGENDA
June 25, 2025 - 7:00 pm
Town Hall Meeting Room, 351 Reynolds Rd

The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn. For agenda updates please visit our website www.townofmoreau.org or call the Town Building Department 518-792-4762.

The following applications shall be reviewed by the Zoning Board of Appeals as Public Hearings:

Minutes Approval

Old Business -None

New Business:

Area Variance

Appeal No. 887 Havens Area Variance

Applicants seek a variance from the Zoning Board of Appeals for relief from the frontage requirements for a two-lot subdivision with access over existing right-of-way for 96B & 96A. **Zoning District:** UR. **SBL:** 37.-1-34. **Property Location:** Harrison Avenue (Unaddressed – behind 94). **Applicant:** Anthony & Andrew Havens. **SEQR:** Type II.

Appeal No. 889 Baker Area Variance

Applicants seek area variance in accordance with §149-15(C) for setback reduction within the property's respective zoning district in relation to the addition of an accessory structure. **Zoning District:** R-1. **SBL:** 49.60-1-17 **Property Location:** 20 Willow Road. **Applicant:** Mary Baker. **SEQR:** Type II.

Appeal 890 Liberty Area Variance

Applicants seek an area variance in accordance with §149-15(C) for setback reduction within the property's respective zoning district related to the addition of a accessory structure. **Zoning District:** R-1. **SBL:** 49.43-1-14 **Property Location:** 2 East Road. **Applicant:** John Liberty. **SEQR:** Type II.

Use Variance

Appeal 891 Blake Use Variance

Applicant seek a use variance in accordance with Article X of the Chapter 149 for the addition of accessory dwelling unit in a single-family home in the R-5 Zoning District. **Zoning District:** R-5 **SBL:** 91.-1-45.2 **Property Location:** 83 Mott Road **Applicant:** Sherri Blake **SEQR Type:** Unlisted

Special Use Permit

Appeal 892 National Grid

Applicant seeks a special use permit in accordance with Article V of Chapter 149 for the addition of enclosed storage space within the C-1 Zoning District. Total site improvements include an office, National Grid Construction Equipment Storage, and two storage equipment trailers. **Zoning District:** C-1 **SBL:** 63.-4-1.11 **Property Location:** 2 68 Butler Road **Applicant:** National Grid. **SEQR Type:** Unlisted