

TOWN OF MOREAU
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY

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FEB 04 2026

APPLICATION FOR SPECIAL USE PERMIT

TOWN OF MOREAU
BUILDING DEPARTMENT

104.-2-69

FOR INTERNAL USE ONLY

APPLICANT:

Austin Phillips
190 Reynolds Rd
Special Use

APPLICATION #:

904

ZONING DISTRICT:

R5

DATE SUBMITTED:

2/4/26

DATE ACCEPTED:

HEARING DATE:

2/25/26

APPLICANT INFORMATION:

1. Applicant(s): Austin Phillips, Amanda Phillips

Street Address: 190 Reynolds Road

City, State, Zip: Fort Edward, NY 12828

Telephone #: [REDACTED]

E-mail Address: [REDACTED]

2. Agent:

Street Address:

City, State, Zip:

Telephone #:

Fax #:

E-mail Address:

3. Owner: Same as applicant above

Street Address:

City, State, Zip:

Telephone #:

Fax #:

E-mail Address:

RELATIONSHIP TO THE PROPERTY:

OWNER: ☒ Yes ☐ No

LESSEE: ☐ Yes ☐ No

AGENT: ☐ Yes ☐ No

If an agent, please attach an Agent Authorization Form.

QUESTIONNAIRE:

1. What is the specific provision of the Zoning Law involved?

Legal Name: A&A Doggy Daycare LLC Business Type: Dog daycare & boarding

2. What is the Special Use involved?

In-Home dog daycare and boarding at our place of residence. My wife and I are looking to start a small in-home dog daycare with a maximum of 10 dogs/day, but aiming for a recurring 5-8 dogs/day on a regular basis. We will mostly be performing our work from inside our home to keep noise down to a minimum. We have an open floor plan on the main floor of the house(roughly 2,000sqft), as well as a 4-car garage that we will utilize for most all daily activities and actions.

Hours of operation : Weekdays (6:00am-5:30pm), Saturdays (8:00am-(5:30pm). No outdoor play hours until after 7:00am, in accordance to Moreau's town noise ordinance laws. Drop-offs and pick-ups can be made anytime between operating hours.

Business Activities Include : [30min. to 1hr.] outdoor playtime inside fenced areas(up to a max of 5 times/day). [15min. to 30min.] playtime in woods(up to a max of 2 times per day). All dogs will be leashed when outside of the fence. During warm seasons, we will be taking the dogs on walks and hikes off our property lowering the amount of time spent in our yard with dogs. Rest time inside our climate controlled home will occur between activities.

Boarding Activities Include : all that's above. Feeding for breakfast and dinner. All dogs are crated at night, in a dedicated climate controlled room inside our home. Dog baths and nail trims are also available.

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3. What is the name and address of the zoned lot effected (if different from "Applicant")?

4. Please provide a brief description and location of said lot.

The lot size is 1.62acres total, with a ranch-style home(2,000sqft) and a 4-car garage beneath the house.

There is fencing around our backyard area, mixing farm wire fencing and full-height privacy wood fencing.

There are no other improvements made on the land.

5. What is the present zoning classification of said lot, the improvements thereon, and the present use thereof?

Our property is zoned as R-5, allowing for residential and light agricultural use. There are no improvements made on the land other than the main residence. The current use is primarily residential.

DESCRIPTION:

1. Please provide an accurate description of the improvements, additions or changes intended to be made, indicating the size of such proposed improvements, materials, and general construction thereof.

We do not propose any improvements, changes, or additions to be made on the property. We are looking to use our residence as a small business as-is.

2. Please explain why the proposed use is in the public interest.

Our goal is to help as many locals as possible with taking care of their dogs while they're away. Whether it be for work, vacation, or just extra socialization, we offer affordable care for everyone in need.

CHECKLIST OF SPECIAL USE PERMIT APPLICATION COMPLETENESS:

As per §149-30 of the Town Code, the applicant shall provide the Zoning Board of Appeals with all of the following documentation attached to each copy of this application:

- ☐ 1. A plot plan of said lot, drawn to scale, indicating the location and size of the lot, the location and size of any improvements thereon, and the location and size of any improvements proposed to be erected thereon.
- ☐ 2. Additional information requested by the Zoning Board of Appeals (please check all that apply):
 - ☐ Topographic and boundary surveys.
 - ☐ Soils test and information.
 - ☐ Location of watercourses, wetlands and floodplains.
 - ☐ Grading and drainage plan.
 - ☐ Location, use and height of all buildings.
 - ☐ Location, design and construction materials of all parking and truck-loading areas, with access and egress drives thereto.
 - ☐ Provisions for pedestrian access.
 - ☐ Location of any outdoor storage, if any.
 - ☐ Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
 - ☐ Description of the method of sewage disposal and location design and construction materials of such facilities.
 - ☐ Description of the method of securing water and location, design and construction materials of such facilities.
 - ☐ Location of fire and other emergency zones, including the location of fire hydrants.
 - ☐ Location, size, design and construction materials of all proposed signage.
 - ☐ Location and design of outdoor lighting facilities.
 - ☐ Designation of the amount of building area proposed for retail sales or similar commercial activity.
 - ☐ General landscaping plan and planting schedule.
 - ☐ Other.

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Please return the original application, with all pages intact, along with ten (10) paper copies and an electronic copy, including required information and documentation. The electronic copy may be submitted on a flash drive or emailed to biclerk@townofmoreau.org.

NOTE: The application will not be scheduled on the Zoning Board of Appeals agenda until all paper and electronic copies have been received by the Town Building Department.

Also note that the information to be provided is not limited to the space on this form. If additional space is needed, please use separate sheets and indicate the enclosure number or page number for the attached sheets in the related space provided on this application.

The undersigned hereby applies for a Special Use Permit for which the Zoning Law of the Town of Moreau entitled, The Zoning Law of the Town of Moreau," requires the obtaining of such a permit from the Zoning Board of Appeals.



Signature

Austin Phillips
Applicant (print)

02/02/2026
Date

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NEW YORK

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Agent (sign)

Date