

TOWN OF MOREAU
NEW YORK
351 REYNOLDS ROAD • MOREAU, NY

FILE COPY

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MAY 22 2025

APPLICATION FOR AREA VARIANCE

TOWN OF MOREAU
BUILDING DEPARTMENT

49.60-1-17

FOR INTERNAL USE ONLY

| | |
|---|--------------------------------|
| APPLICANT: <u>Baker</u> | APPEAL #: <u>889</u> |
| <u>20 Willow St</u> | ZONING DISTRICT: <u>R-1</u> |
| | DATE SUBMITTED: <u>5/22/25</u> |
| | DATE ACCEPTED: _____ |
| | HEARING DATE: <u>6/25/25</u> |
| <input type="checkbox"/> SEQR Type 1 <input type="checkbox"/> SEQR Type 2 <input type="checkbox"/> Unlisted | |

APPLICANT INFORMATION:

1. Applicant(s): Mary Baker
Street Address: 20 Willow St.
City, State, Zip: So. Glens Falls N.Y. 12803
Telephone #: _____ Fax #: _____
E-mail Address: _____
2. Agent:
Street Address: _____
City, State, Zip: SELF
Telephone #: _____ Fax #: _____
E-mail Address: _____
3. Owner:
Street Address: _____
City, State, Zip: SAME
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.

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GENERAL PROJECT INFORMATION:

ADDRESS: 20 Willow St. TAX MAP #: 49.460-1-17
CURRENT USE: residential ZONING DISTRICT: R1
LENGTH OF TIME OF USE: 43 yrs PROPOSED USE: residential
RELIEF SOUGHT: Seeking 11 foot relief

AREA VARIANCE REQUEST:

| | Required Dimension | Proposed Dimension | Difference | % |
|--------------------|--------------------|--------------------|------------|---|
| Front Yard Setback | <u>30</u> | <u>30</u> | <u>0</u> | |
| Side Yard Setback | <u>12</u> | <u>9</u> | <u>3</u> | |
| Rear Yard Setback | <u>30</u> | <u>19</u> | <u>11</u> | |
| Lot Area | | | | |

GENERAL DESCRIPTION OF THE ACTION FOR WHICH AN AREA VARIANCE IS SOUGHT:

Seekin to place shed in a none conforming area

CRITERIA: An area variance may be granted only in the event that **ALL five (5)** of the circumstances listed in § 179-59A are specifically found to exist by the Zoning Board of Appeals and are each so stated in the findings.

- (1) That the strict application of said dimensional requirements would result in a specified practical difficulty to the applicant.
- (2) How substantial the requested variance is in relation to the requirements.
- (3) That the difficulty cannot be alleviated by some practical method feasible for the applicant to pursue.
- (4) That there will be no substantial change in the character of the neighborhood or a detriment to the adjoining properties.

- (5) That the variance would not be materially detrimental to the purpose of this chapter or to property in the district in which the property is located or otherwise conflict with the description or purpose of the district or the objectives of any plan or policy of the town and that the variance requested is the minimum variance which would alleviate the specific practical difficulty found by the Zoning Board of Appeals to affect the applicant.

Please describe how your circumstance meets ALL five ⁶ criteria (please attach additional pages as necessary):

1. No other place to put it. 2 fronts, causing setbacks
creating practical difficulty. Need shed 3ft closer to property line to maintain entrance.
2. The request is not substantial, it's a little over 30%
3. No other practical method
4. No substantial change, will be residential
5. The request will not be detrimental, it will fit into the neighborhood.

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CHECKLIST OF VARIANCE APPLICATION COMPLETENESS:

As per §149-57 of the Zoning Chapter of the Town Code, the following information shall be supplied by the applicant with any variance application:

Please complete the checklist of required application elements:

- ☒ 1. Map of the property with a scaled site plan and/or elevations necessary to show the proposed project for which the variance is sought.
- ☒ 2. Complete narrative response addressing each of the criteria as specified in this application.
- ☒ 3. Financial documentation demonstrating the reasonableness of financial return on the property.
- ☒ 4. Completed and signed Part 1 of the appropriate Environmental Assessment Form. Paper copies are available at the Building Department in Town Hall or electronically at <https://www.dec.ny.gov/permits/6191.html>.
- ☒ 5. Additional information requested by the Zoning Board of Appeals.

Please return the original application, with all four 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.

Signature

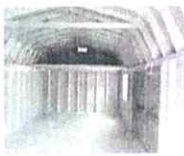
Mary H. Baker Mary H. Baker
Applicant (print)

Mary H. Baker
Applicant (sign)

May 14, 2025
Date

FILE COPY

GARDEN
50th YEAR
Years



Adam get
permits
if needed

SHED

12' X 20' DURATEMP STANDARD DALTON - LT GRAY

~~\$8,921.00~~ \$10,295.00

Color: LT GRAY

Shingle: CHARCOAL GRAY

GARDEN TIME

652 Quaker Road
Queensbury, NY
p: (518) 793-8555
f: (518) 793-8551

1467 Route 9
Clifton Park, NY
p: (518) 793-8555
f: (518) 982-1425

25 Gordon Lane
Wilton, NY
p: (518) 793-8555
f: (518) 871-1700

Sales Location: QBY

Date: 5/13/25

Name: MARY BAKER

Address: 20 WILLOW ST

City: SGF

Zip: _____

Home Phone: 518-792-4808

Cell Phone: 518-409-0429

Work Phone: _____

E-Mail: EBAKER2@YAHOO.COM

Salesperson: Eric T

Source: WALK IN

Acct#: _____

Invoice#: _____

Load#: _____

Vendor: LANTZ

Stock#: _____

Location: _____

☐ IN-STOCK

☒ ORDER

Building Type: Shed

Size: 12 X 20

Series: Standard

Style: Dalton

Siding: Dura-Temp

Color: Blue

Trim: White

Stain: _____

Roof: _____

Shingles: Cedar

Metal Roof: _____

Windows: _____

Size: 24 X 36

Color: White

Shutters: _____

Color: WHITE

Style: Louvered

Flower Boxes: ☐

Color: _____

Notes: 50% Deposit to take order

Loading Instructions: _____

Driver Side _____

Driver's Notes: _____

Sched. Delivery: _____

Delivery Person: _____

Time In: _____ Time Out: _____

Options:

Base Price:

9160

15% SPRING DISCOUNT

7786

UPGRADE TO 24X36 WINDOWS(170)

ADD 4X12 LOFT(240)

UPGRADE TO 6' DOUBLE DOORS(125)

PERMA TRIM CORNERS(incl.)

FLOWER BOXES (190)

OPTION TOTAL

725

SHED SUBTOTAL

8511

RAMP AND SITE PREP (250 + 850)

1100

SUB TOTAL

9611

3% CASH DISCOUNT

-288

Building Sub Total:

9323

Mule:

N/A

Ramp Size: 5'x4'

250

Ad. Delivery \$10/loaded mile:

(Select One) Site Prep:

850

Sub-Total:

9323

Sales Tax:

652.59

Total:

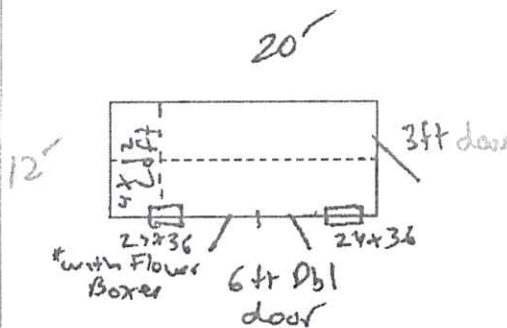
9975.61

Deposit:

Balance Due:

Additional Site Prep*:

Building Layout:



* Additional Site Prep Costs, if any, to be Determined after site visit.

Permits are the responsibility of the customer as required.

☒ By checking this box, I allow Garden Time to photograph our installed building for advertising purposes.

Garden Time will not be held liable for any property damage incurred during the delivery process (ie. Septics, ruts, plants, shrubs, driveways, lawn, etc.) Site must be prepared and accessible at time of delivery. One half of an hour of on-site time is included, \$75 per man per hour is calculated thereafter. Special orders are subject to a 25% restocking fee. Full payment is due on or before delivery.

Customer Signature: _____ Received: _____

www.GardenTimeInc.com