

TOWN OF MOREAU  
ZONING BOARD OF APPEALS  
August 18, 2025  
TOWN HALL MEETING ROOM, 351 REYNOLDS RD

**Zoning Board Members Present**

Kevin Elms	Acting Zoning Board Chairman
Lisbeth DeBramo	Alternate Zoning Board Member
Scott Fitzsimmons	Zoning Board Member
Ron Zimmerman	Acting Zoning Board Chairman
Diana Corlew-Harrison	Recording Secretary
Joshua Westfall	Zoning Administrator

**Zoning Board Members Absent:**

Gerhard Endal	Zoning Board Chairperson
Justin Farrell	Zoning Board Member

The meeting was called to order by Mr. Elms at 7:00 pm.

Minutes to Approve: **July 2025** – Members did not receive email of minutes. Move to the August meeting to review.

**Old Business – none**

**New Business**

**Area Variance**

**Appeal No 895 Eddy Area Variance**

Applicants seek an Area Variance from the Zoning Board of Appeals for relief from setback requirements as outlined in Article IV in connection with the siting of a shed. **Zoning District: R-1. SBL: 49.74.-1-1 Property Location: 17 Tanglewood Dive. Applicant: Louise Eddy SEQR Type: Type II.**

The applicant stated she had purchased a new shed to replace two old sheds that she had removed.

She is asking for 2 feet of relief on the side of her property line.

Mr. Westfall states there have not been any neighbor concerns or comments.

Mr. Elms closed the public hearing at 7:15.

Mr. Elms went over the variance requirements.

**Ms. DeBramo made a motion to approve this variance. Seconded by Mr. Elms. Roll call – all approved.**

**Appeal No 896 Maye Area Variance**

Applicants seek an Area Variance from the Zoning Board of Appeals for relief from setback requirements as outlined in Article IV in connection with the siting of a garage. **Zoning District: R-1 SBL: 49.51-3-22 Property Location: 15 Jacobie Drive. Applicant: Dan Maye. SEQR Type II.**

There was no one present to speak of this variance.

Mr. Fitzsimmons spoke of this applicant being his new neighbor. The two had recently spoken about the garage and coming to the September meeting.

Mr. Westfall said he will reach out to the applicant.

**Mr. Zimmerman made a motion to move this request to the September meeting. Mr. Fitzsimmons seconded. All approved.**

### **Appeal No 897 Sommers Area Variance**

Applicants seek an Area Variance from the Zoning Board of Appeals for relief from setback requirements as outlined in Article IV in connection with the siting of a pool. **Zoning District: R-2 SBL: 63.44-4-33.1 Property Location: 459A Gansevoort Rd. Applicant: Brian Sommers. SEQR Type II.**

The applicant is interested in putting in a pool. The applicant was not aware that the lot line was not all the way out to the woods. The 10x20 pool will be over the left corner of the line where he wants to place it.

After discussion with board members, the applicant agreed to adjust the place of the pool back to 6 feet from the house and then fence 2 feet from the pool to be within an 8-foot space. Therefore, it would reduce the setback to 8 foot and ask for relief of 7 feet.

**Mr. Zimmerman made a motion to approve the variance with the pool setback to 8 feet and relief of 7-foot difference with a 50% variant and shift the pad to the east by 1 foot to accommodate the Northwest line and corner of the property. This will also allow the fence permit requirement and code enforcement. Mr. Fitzsimmons seconded the motion. Roll call-all approved.**

**Motion made by Mr. Fitsimmons to adjourn the meeting. Mr. Elms seconded. All approved.**

Meeting adjourned at 7:40PM

Signed by Diana Corlew Harrison on September 8, 2025.