

TOWN OF MOREAU  
ZONING BOARD OF APPEALS  
November 19, 2025  
TOWN HALL MEETING ROOM, 351 REYNOLDS RD

**Zoning Board Members Present**

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

**Zoning Board Members Absent:**

Gerhard Endal	Zoning Board Chairman
Justin Farrell	Zoning Board Member

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

**Old Business**

Use variance.

**Appeal No. 898 Rohne Use Variance** – Applicants seek a Use Variance from the Zoning Board of Appeals for uses not permitted by right of a special use permit to include commercial office, event, and professional services spaces in an existing structure. **Zoning District:** R-5. **SBL:** 90.-1-20.21. **Property Location:** 260 Clark Road. **Applicant:** Dana Rohne. **SEQR Type:** Type II.

Note: Public Hearing opened 9/24. Applicant to find tenant. Board to make determination as to approve or disapprove within 60 days (11/23).

Applicant states that she has not found a tenant that she is comfortable with and one that meets the town's possible approval. She has turned down dog grooming, coffee shop, landscapers, among others. She spoke about making it a meeting space to have birthday parties or open hourly event space that would only be a few hours at a time with less traffic. Mr. Elms advised applicant that those are different permit requirements than this use variance. Applicant has decided to rescind the application.

**New Business**

**Use Variance**

**Appeal No 901 Aiden Use Variance**

Applicants seek a Use Variance from the Zoning Board of Appeals for uses not permitted per Chapter 149. Specifically, applicants seek to construct accessory structure without a principal structure on adjacent, non-contiguous parcel. **Zoning District:** R-5. **SBL:** 77.-2-7.112 **Property Location:** 81 Hatchery Road. **Applicant:** Jim Aiken. **SEQR Type:** Type II.

Applicant is requesting to put up a garage, size of 30x50 or 30x60 depending on prices, on the property he purchased across from his main house to store tractors, small machinery, lawnmowers. He is unable to join the two properties due to the home behind his house that needs access and the 40 feet of road frontage requirement. Applicants have joint right of way on the properties along with other neighbors at 83 and 89 Hatchery Road.

Ms. DaBramo asked if there would be power, water, septic needed in the garage. Applicant stated just power and will come from Hatchery Road. Mr. Fitzsimmons asked if there had been any correspondence from neighbors. Mr. Westfall provided letters from neighbors, Hogans and Colliers, which were both positive. Ms. DaBramo asked if there were any future thoughts of a home on the property and would this garage be in the way of any future plans. Applicant states that a home could be something down the road, but the garage was placed behind the trees and away from the road to not be an eyesore. He doesn't believe it would be any issues in the future if a home were to be built due to its lot size. Mr.

Zimmerman states that there is no setback on the right of way and being the garage is 30' away from the road is a good placement.

**Mr. Elms made a motion to close the public hearing. Mr. Fitzsimmons seconded, all approved.**

**Mr. Elms made a motion to declare lead agency. Mr. Zimmerman seconded, all approved.**

Mr. Westfall reviewed SEQR – Part 2 – short environmental assessment with the board and applicant.

**Mr. Zimmerman made a motion to issue a negative declaration for SEQR. Mr. Fitzsimmons seconded, all approved.**

Mr. Elms reviewed variance requirements with all.

**Mr. Zimmerman made a motion to approve this Appeal 901. Mr. Elms seconded, all approved.**

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

Meeting adjourned at 7:55PM

Signed by Diana Corlew Harrison on December 3, 2025.