

Town of Moreau ZONING BOARD OF APPEALS

Meeting Agenda

Meeting Date: **Wednesday, April 27, 2022**

Meeting Time: **7:00pm**

Meeting Location: **Town Hall Meeting Room, 351 Reynolds Rd., Moreau, NY 12828**

The following application will be reviewed by the Board:

New Business: APPEAL NO. 844 – Area Variance

1. Applicant Name: Cerrone Builders
Application Type: Area Variance
Public Hearing Scheduled: Yes – Wednesday, April 27, 2022 at 7:01pm
Location: 36 Sandy Boulevard, Moreau, NY 12803
Max Map No. 49.25-1-5
Zoning District: R-1
SEQR Type: Type II

Appeal No. 844 Area Variance Request: The applicant is seeking to construct a 2,074 sq. ft. single-family dwelling on an existing lot (tax map no. 49.25-1-5) at 36 Sandy Boulevard. The proposed location of the house will be 24 feet from the front property line. The front yard setback requirement for a principle building in the R-1 District is 30 feet. Therefore, the applicant is requesting 6 feet of relief from the required front yard setback. All other dimensional and use aspects of the proposed single-family building comply with the requirements of the R-1 District.