

Town of Moreau ZONING BOARD OF APPEALS

Meeting Agenda

Meeting Date: **Wednesday, August 24, 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. 847 – Area Variance

1. Applicant Name: G Robert Baker
Application Type: Two (2) Area Variances
Public Hearing Scheduled: Yes – Wednesday, August 24, 2022, at 7:01pm
Location of variances: 35 Potter Road, Moreau, NY 12828
Max Map No. 62.-1-59.11
Zoning District: R-2
SEQR Type: Type II

Appeal No. 847 Area Variance Request: The applicant is seeking two area variances: 1.) Relief from the required minimum lot frontage of 40 feet; and 2.) relief from the minimum lot depth of 175 ft. The applicant is proposing to subdivide the existing lot at 35 Potter Rd. (tax map no. 62.-1-59.11) into two lots. The subject parcel is located within the One- and Two-Family Residential (R-2) District. The first proposed lot will conform with the minimum lot area requirements of the R-2 District. The second proposed lot will not have frontage on a public right-of-way (a minimum of 40 feet of frontage is required); and the second proposed lot will require 25 feet of relief from the required minimum lot depth of 175 feet (150 feet of lot depth is proposed). The applicant is proposing an access easement through a shared driveway as means for access to the second lot that will lack the proper frontage on a public right-of-way.

New Business: APPEAL NO. 848 – Area Variance

1. Applicant Name: Cerrone Builders, Inc.
Application Type: Area Variance
Public Hearing Scheduled: Yes – Wednesday, August 24, 2022, at 7:05pm
Location of variance: 1133-1143 Route 9, Moreau, NY 12828
Max Map No. 89.-1-11
Zoning District: R-3
SEQR Type: Type II

Appeal No. 848 Area Variance Request: The applicant is seeking relief from the minimum lot width requirement in association with a proposed subdivision of the subject parcel into four lots. The subject parcel is located within the Agricultural One- and Two-Family Residential (R-3) District. The applicant is proposing lot width of 175 ft. and the R-3 District requires minimum lot of 200 ft. Therefore, 25 ft. of relief from the minimum lot width requirement is requested for each of the four lots proposed. All interested persons are urged to attend the public hearing and all comments will be heard.