

TOWN OF MOREAU
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY

APPLICATION FOR SPECIAL USE PERMIT

FOR INTERNAL USE ONLY

APPLICANT:

Shannon Brock
ADK Equine Assisted
Psychotherapy

APPLICATION #:

880

ZONING DISTRICT:

DATE SUBMITTED:

DATE ACCEPTED:

HEARING DATE:

APPLICANT INFORMATION:

1. Applicant(s):

Shannon Brock

Street Address:

r

City, State, Zip:

Queensbury, NY 12804

Telephone #:

Fax #:

E-mail Address:

Shannon@AdirondackEAP.com

2. Agent:

N/A

Street Address:

City, State, Zip:

Telephone #:

Fax #:

E-mail Address:

3. Owner:

Jim and Susanne Hooper

Street Address:

46 Reynolds Rd

City, State, Zip:

Fort Edward, NY 12828

Telephone #:

Fax #:

E-mail Address:

havenoaksfarm@gmail.com

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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QUESTIONNAIRE:

1. What is the specific provision of the Zoning Law involved?

§149-19 (Special Use Permit)

2. What is the Special Use involved?

Professional offices

3. What is the name and address of the zoned lot effected (if different from "Applicant")?

Haven Oaks Farm 46 Reynolds Rd. Fort Edward, NY 12828

4. Please provide a brief description and location of said lot.

The existing property is currently a horse farm. Adirondack Equine Assisted Psychotherapy, LCSW
is an equine-based mental health therapy group practice offering in-person and remote therapy options.
This is a professional, equine-based business that will be located on an existing equine farm.

5. What is the present zoning classification of said lot, the improvements thereon, and the present use thereof?

The property is currently zoned R-5, Agricultural, and is an active equine farm featuring two barns,
a main private residence with one office space attached, four additional private office spaces, two full
public bathrooms, a public half bath, walking areas on the farm, and paddock spaces for the horses.
Additionally, there are two fully furnished kitchens, and two lounge/common areas.

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DESCRIPTION:

1. Please provide an accurate description of the improvements, additions or changes intended to be made, indicating the size of such proposed improvements, materials, and general construction thereof.

There would be no changes or modifications needed to the current structures and space to accommodate the usage. Existing structure already has five available office spaces and three public bathrooms, as well as two kitchens and two public lounge areas. No modifications would be required. Each on-site therapist has a private office space to meet with clients. Additionally, clients would be invited to walk on the farm during sessions and may meet with individual horses in the barn. There are currently 6 parking spaces available for clients, and 6 parking spaces available for staff. Every space that would be used already exists and would not require modifications or adjustments. Offices spaces are using existing structures, drainage, sewage, and water utilities that are already located onsite.

2. Please explain why the proposed use is in the public interest.

As is permitted through Special Use, an equine assisted psychotherapy practice requires the use of equines. Equines can only be located in an agricultural zone. Additionally, there is a great deal of need for mental health services in the town of Moreau. Allowing access to a unique, effective mental health therapy experience like equine assisted psychotherapy affords an extremely valuable opportunity to residents that cannot be found elsewhere in the area.

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CHECKLIST OF SPECIAL USE PERMIT APPLICATION COMPLETENESS:

As per §149-30 of the Town Code, the applicant shall provide the Zoning Board of Appeals with all of the following documentation attached to each copy of this application:

- ☐ 1. A plot plan of said lot, drawn to scale, indicating the location and size of the lot, the location and size of any improvements thereon, and the location and size of any improvements proposed to be erected thereon.
- ☐ 2. Additional information requested by the Zoning Board of Appeals (please check all that apply):
 - ☐ Topographic and boundary surveys.
 - ☐ Soils test and information.
 - ☐ Location of watercourses, wetlands and floodplains.
 - ☐ Grading and drainage plan.
 - ☐ Location, use and height of all buildings.
 - ☐ Location, design and construction materials of all parking and truck-loading areas, with access and egress drives thereto.
 - ☐ Provisions for pedestrian access.
 - ☐ Location of any outdoor storage, if any.
 - ☐ Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences.
 - ☐ Description of the method of sewage disposal and location design and construction materials of such facilities.
 - ☐ Description of the method of securing water and location, design and construction materials of such facilities.
 - ☐ Location of fire and other emergency zones, including the location of fire hydrants.
 - ☐ Location, size, design and construction materials of all proposed signage.
 - ☐ Location and design of outdoor lighting facilities.
 - ☐ Designation of the amount of building area proposed for retail sales or similar commercial activity.
 - ☐ General landscaping plan and planting schedule.
 - ☐ Other.

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Please return the original application, with all 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.

The undersigned hereby applies for a Special Use Permit for which the Zoning Law of the Town of Moreau entitled, The Zoning Law of the Town of Moreau," requires the obtaining of such a permit from the Zoning Board of Appeals.

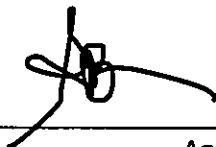
Signature

Shannon Brock, LCSWR,
Owner of Adirondack Equine Assisted Psychotherapy, LCSW

Applicant (print)

2/16/25

Date



Agent (sign)

Applicant signed

2/16/25

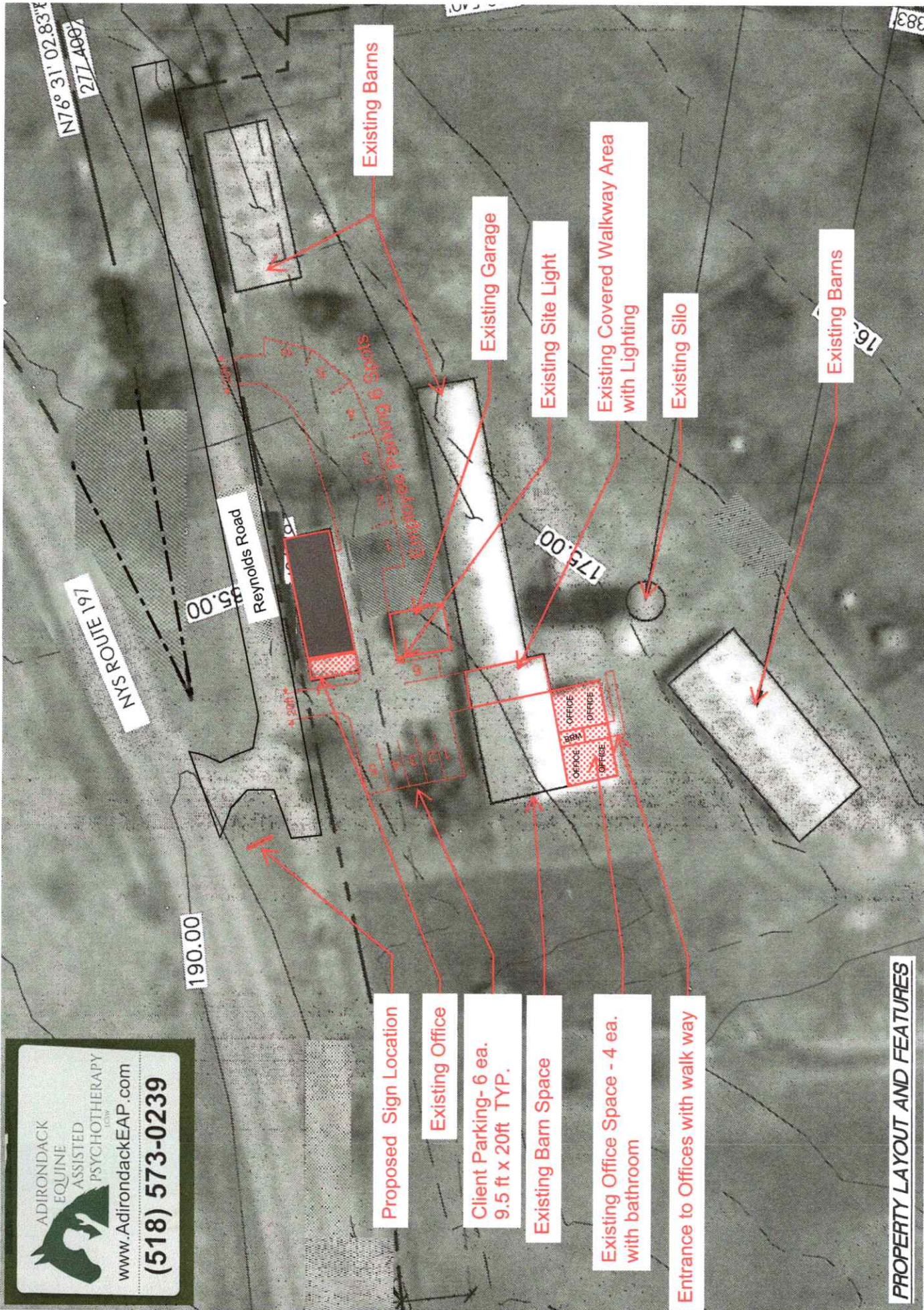
Date



 ADIRONDACK EQUINE ASSISTED PSYCHOTHERAPY

 www.AdirondackEAP.com

(518) 573-0239



PROPERTY LAYOUT AND FEATURES

ENLARGED SITE PLAN
 ADIRONDACK EQUINE ASSISTED PSYCHOTHERAPY, LCSW

SK-001
 Date: 02/28/2025



www.AdirondackEAP.com

(518) 573-0239

HAVEN OAKS FARM

PROPOSED SIGN EXAMPLE - OPTIONAL LED DOWN LIGHTING
ADIRONDACK EQUINE ASSISTED PSYCHOTHERAPY, LCSW

SK-002
Date: 02/28/2025

PROPOSED DOWN LIGHTING
SOLAR POWERED

1945 JUL 10
10:00 AM

1945

1945

1945