

TOWN OF MOREAU  
NEW YORK

351 REYNOLDS ROAD • MOREAU, NY

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APPLICATION FOR SPECIAL USE PERMIT

TOWN OF MOREAU  
BUILDING DEPARTMENT

64.1-1-4

FOR INTERNAL USE ONLY

APPLICANT:

Robichaud  
532 Gansevoort

APPLICATION #:

900

ZONING DISTRICT:

B2

DATE SUBMITTED:

10/1/25

DATE ACCEPTED:

HEARING DATE:

10/22/25

APPLICANT INFORMATION:

1. Applicant(s):

Abigail Robichaud

Street Address:

532 Gansevoort Rd

City, State, Zip:

Fort Edward, NY 12828

Telephone #:

518-260-5779

Fax #:

E-mail Address:

henna93@roadrunner.com

2. Agent:

Street Address:

City, State, Zip:

Telephone #:

Fax #:

E-mail Address:

3. Owner:

Street Address:

City, State, Zip:

Telephone #:

Fax #:

E-mail Address:

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 Attachment 2 Special Use permit

2. What is the Special Use involved?

Home Occupancy

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

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

Home and attached garage built in  
1949 on .83 acre lot on Ganseroort Rd  
in the town of Moreau

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

The present zoning is R2. The  
home is a 896 sq ft cape cod style.  
The attached garage is 456 sq. ft.  
and is being used as residential

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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.

Would like to use 1 of the garage bays as a dog grooming salon as I already have a mobile dog grooming business but the traveling and wear, and tear on the vehicle is taking its toll on it. Instead of buying a new specially equipped van, I'd rather work from home at least part-time. One bay of the garage is 228 sq ft. A wall, flooring and entry way door would need to be constructed.

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

Although I have an already established mobile grooming business, a home location ~~allow~~ would allow more one on one grooming sessions instead of travel time between houses. With new developments going in, having a local groomer is more pet friendly even if I'd only be using it a couple days a week.

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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](mailto: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

Abigail Robichaud  
Applicant (print)

9/22/25  
Date

\_\_\_\_\_  
Agent (sign)

\_\_\_\_\_  
Date