



Town of Moreau

Building and Zoning Dept.

Town Office Complex

351 Reynolds Road

Moreau, NY 12828-9261

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MEMORANDUM

To: Leo & Vicky Lynch
CC: Parcel File; Katrina Flexon- Clerk; Matt Dreimiller – Building Inspector
From: Joshua Westfall, AICP – Building, Planning and Development Coordinator
Date: April 15, 2025
Re: 127 Fort Edward Road – Fence Application

Regarding Fence Application 2025-34, fence as described is not permitted. See description of application review and appropriate code section below.

Applicants have proposed a 6' fence toward the Fort Edward Road side of their property. This fence is proposed in front of the exiting home at the above address. Upon review of §70-4, this is not permissible and the application as is cannot be approved by this office.

§ 70-4 Height limitations.

No fence shall be more than eight feet in height at the rear yard or side yard of homes or buildings situated in a residentially zoned district, which fence shall not extend forward of the front building line of any existing or proposed building. No other fence or portions of a fence shall be higher than 48 inches. This restriction shall not apply to construction in all zoning districts.

It is unclear as to how far the fence will be aback from the front property line based on the drawings provided. Upon review of §70-5, the applicant in their drawing needs to notate the setback from the front property line. Sans the setback, this application as is cannot be approved by this office.

§ 70-5 Location restrictions.

Any fence erected under this chapter shall be placed at least six inches from any property line. Any fence erected in a front yard shall be placed at least one foot back from the sidewalk, but in no event may it be less than one foot back from the front line and/or property line.

Applicant to revise application indicating a fence 48" or below is proposed, and said fence is setback from the front property line at least one foot (1') or seek a variance from the Zoning Board of Appeals in accordance with §70-7 Variances.

I have attached Chapter 70 Fences for your review.
