

Shawna Breault
6 Pheasant Way
South Glens Falls, NY 12803
518-932-3695
Tandfriendsdaycare@gmail.com

6/25/2025

Zoning Board of Appeals
Town of Moreau
351 Reynolds Road
Moreau, NY 12828

Subject: Request for Special Use Permit and Area Variance for home daycare at 6 Pheasant Way, South Glens Falls, NY 12803.

Dear Members of the Zoning Board,

I am writing to formally request a special use permit and area variance for the continued operation of my in-home daycare business located at 6 Pheasant Way, South Glens Falls, NY 12803. My daycare which currently operates under the name "T and Friends Daycare," has been serving local families with dedication, care, and professionalism. I am seeking this approval to remain in compliance with local zoning regulations so that I can continue to provide quality child care services to the community.

Public interest and Community Benefit:

This daycare has proven to be an invaluable resource to many working families in the area. We offer safe, affordable, and reliable care in a nurturing environment. The demand for local, small-scale child care continues to rise, and my program helps alleviate the childcare shortage without the environmental or traffic impacts of larger centers.

We operate Monday through Friday from 7 AM to 5 PM, providing consistent and reliable care to working parents. Additionally, I maintain child-to-provider ratios in compliance with state regulations for group family daycares that are significantly smaller than those typically found in larger daycare centers, ensuring that each child receives more personalized attention and care.

Granting this permit is clearly in the public interest because it:

- Supports working families by providing flexible, high quality care in a residential setting
- Meets a documented need for childcare services in our area
- Maintains neighborhood integrity, as the daycare has operated respectfully within the residential character of the community for 2 years now.

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Current Zoning and Variance Request:

The property is currently zoned R-1, which does not fully permit a daycare of this type without a special use permit. The home is a well-maintained single-family residence that has been carefully adapted to ensure a safe and welcoming childcare environment.

The area variance I am requesting pertains specifically to the minimum lot size requirement. My lot is 22,600 sqft, while zoning requires a lot size of 30,000sqft for daycare operations. Despite this, I have successfully operated the daycare within the available space, meeting all state licensing requirements for child safety, play areas, and supervision.

I respectfully request that the Board consider the following in support of the variance:

- The existing lot size, although smaller than the required lot size, fully accommodates the needs of the daycare without compromising safety or creating neighborhood impacts.
- No physical expansion of the home or daycare is proposed; the current setup is sufficient and in full compliance with child-to-space ratios
- The variance represents the least amount of relief necessary and avoids any undue hardship, while preserving the intent of the zoning code.
- Approval will not alter the essential character of the neighborhood nor negatively impact surrounding properties.

Conclusion:

I take great pride in the success and reputation of my home daycare, which has served many local families reliably and respectfully. I remain committed to upholding all safety standards and community expectations. I kindly request the zoning board to approve my application for a special use permit and area variance for lot size, so I may continue offering this much needed service to families in our area.

Thank you for your time, consideration, and dedication to our community. I welcome any further questions or opportunities to provide supporting documentation.

Sincerely,

Shawna Breault
Owner, T and Friends Daycare
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