

Town of Schroon, ZBA Minutes

Town of Schroon, NY Zoning Board of Appeals

Town Hall 1st Floor Meeting Room

March 26th, 2024, 7pm

Member Attendance: Larry Reid, Randy Garrison, Colin Mangan, Dan Drescher, Bob Yoeckel

Absent: none

Other Attendance: Stephen H. Bowen (applicant), Deanne Bowen, Lynn Donaldson

Call Regular Meeting to order: L. Reid called the meeting to order at 7:03pm

Approval of minutes: 10/24/23 D. Drescher motioned to approve, R. Garrison seconded, all others in favor (L. Reid, C. Mangan, B. Yoeckel all aye).

Old Business: none

New Business:

-Stephen Bowen is seeking a variance for a one car garage on his property at 106 Pine Ln. in Schroon.

Public hearing was opened at 7:15. A letter was read from the neighboring property owners. There was some discrepancy in the letter regarding the setback amounts, most likely just improperly worded. Some questions regarding the proposed location were asked of applicant. S. Bowen described the location as the only feasible spot for a small garage due to the topography of the lot. The board discussed the orientation of the building, if/how it may connect to the existing dwelling, the roof lines and overall height.

D. Drescher motioned to close the public hearing portion of the meeting, R. Garrison seconded, all others in favor.

Once the public hearing was closed, there was board discussion on potential conditions of the approval. There were (5) conditions proposed.

1. The building height is less than 18'.
2. Some improper storage of equipment was cleaned up on the parcel.
3. An existing shed is to be moved to the back of the parcel.
4. A propane tank must be relocated to a place not impacted by construction of the garage.
5. There be some clarification in writing from the neighbor that they understand the variance distance.

Vote details:

C. Mangan made motion to approve the side yard 12' variance relief with conditions.

D. Drescher seconded the motion to conditionally approve.

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All others in attendance, Aye.

Second portion of the meeting, discussion with Zoning/Codes Official Jon Senecal.

Topics for discussion:

Alternative building practices/structures. Specifically, tiny homes, using shipping containers, or pre-fabricated shed like structures as dwelling units. With lack of regulation, the group defers decisions to Mr. Senecal and hopes that building code and fire code will regulate building types. These types of structures should be considered if/when any updates to zoning ordinance are being proposed.

L. Reid made motion to close meeting at 8:17, D. Drescher seconded, all others in favor.