

Town of Schroon ZBA Minutes

Town of Schroon, NY Zoning Board of Appeals

Town Hall 1st Floor Meeting Room

September 24th, 2024, 7pm

Member Attendance: Larry Reid, Colin Mangan, Dan Drescher, B. Yoeckel

Absent: Randy Garrison

Other Attendance: Jess Waleski, Tim Lucid, Matt Massiano, Mike Tyrrell, Steve Matthews, Jared Lusk

Call Regular Meeting to order: L. Reid called the meeting to order at 7:02pm

Approval of minutes: None

Old Business: None

New Business:

-L. Reid alerted the Board of upcoming application review, Supra area variance and Seagle Colony use variance. Both are pending completed application packets.

-Verizon Wireless use variance request for communication tower. Tax ID is 136.11-1-1.000. Zone is SR-20. Town of Schroon Planning Board has advised the ZBA to review for "special use permit" in addition to variance. D. Drescher motion to open public hearing, B. Yoeckel seconded, all in favor, public hearing is open.

J. Lusk is attorney representing Verizon Wireless, S. Matthews is civil engineer on project. J. Lusk discussed the objectives of the project; existing cell sites are over max capacity of use. Maps were presented to the Board showing volume/capacity usage. Present cell coverage maps were shown depicting a void in the proposed area. Brief discussion about coverage.

M. Tyrrell voices concern over safety for residents. Verizon representatives inform group that the cell signals are well within the 1996 federal standards for safe level of radio waves (<1%). M. Tyrrell voices concern regarding his farming of honey bees on the property. He is confident the cell towers will have a negative impact on these bees. Verizon representatives explain there is no scientific data to support these claims.

C. Mangan asks about future expansion potential. J. Lusk explains there is a 20' proposed allowable expansion for future upgrades.

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D. Drescher questions how tree growth could impact the site. J. Lusk explains the towers are getting taller and not a concern at this site.

M. Tyrrell questions how the site was chosen. J. Lusk refers to map and explains the lack in coverage and how the proposed site had the least visible impact to the area.

D. Drescher motion to close public hearing at 7:40pm, B. Yoeckel seconded, all others in favor.

Board discussion on project and impacts. L. Reid voices concern over storm water drainage on Shore Rd. Discussion on potential for driveway permit from Highway Dept. and sizing of culverts appropriately. Note on any expansion or change of project would need to come back to Board. And the Highway Dept. should weigh in on the culvert sizing.

VOTE:

D. Drescher makes a motion to approve the use variance for the described communication tower with the following conditions: A. The drainage system at access way off Shore Rd. shall be approved by Town of Schroon Highway Department. B. Any changes in design (that flag APA amended permit) will require variance review and amendment by Schroon ZBA. C. Mangan seconded motion, all others in favor. Use Variance is approved.

C. Mangan makes motion to approve a "special use permit" for the telecommunications tower per the proposed plans at parcel 136.11-1-1.000. D. Drescher seconded motion, all others in favor. Special use permit is approved.

D. Drescher made motion to close meeting at 7:58, C. Mangan seconded, all others in favor. L. Reid closed meeting.