

Town of Schroon, ZBA Minutes

Town of Schroon, NY Zoning Board of Appeals

Town Hall 1<sup>st</sup> Floor Meeting Room

December 5<sup>th</sup> , 2024

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

**Absent:** Bob Yoeckel

**Other Attendance:** Lynn Donaldson, Richard Kagey, Darren Woods, Joshua Cook, Tom Kostecki

**Call Regular Meeting to order:** L. Reid called the meeting to order at 7:00pm

**Approval of minutes (8/14/24):** D. Drescher motion to approve, R. Garrison seconded, all others in favor (2-ayes).

**Approval of minutes (9/24/24):** C. Mangan motion to approve, D. Drescher seconded, all others in favor (2-ayes).

**Old Business:** none

**New Business:**

-Brief discussion of Use Variance for Seagle Music Colony. Discussion on logistics and timing of project based on funding. Planning Board did not want to review application. Considering a pre-existing, non-conforming use. This application is for expansion of that use.

-L. Reid opens public hearing at 7:10pm

-L. Reid recuses himself from Board review due to his involvement in the construction management process.

-Mr. Reid explains the proposed project to the Board. The goal is for year round use on the 30 acre parcel. 250 seating new venue is proposed, as well as employee lodging. There were questions on APA involvement, the Board was informed that there was a jurisdictional determination on file. Neighboring property owners had been informed of the public hearing. The Board was assured that final engineered plans, both site and construction, would be prepared. These plans would address septic systems and storm water management.

-D. Drescher made motion to close the public hearing, R. Garrison seconded, all others in favor (C. Mangan, aye). Public hearing closed at 7:35pm.

**Vote to approve expansion of a pre-existing non-conforming commercial use:** C. Mangan made motion to approve, D. Drescher seconded motion, all others in favor (R. Garrison), aye.

**Expansion of pre-existing, non-conforming commercial use was approved.**

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**Upcoming new business:**

**Tavern/Inn on Route 9, applicant proposing multiple unit housing**

**Discussion on software for permitting**

**R. Garrison made a motion to close the meeting at 7:45pm. D. Drescher seconded, all others in favor.**

Next ZBA Meeting scheduled for: TBD