

Town of Schroon, ZBA Minutes

Town of Schroon, NY Zoning Board of Appeals

Town Hall 1st Floor Meeting Room

June 11th, 2025, 7pm

Member Attendance: Larry Reid, Colin Mangan, Brett Bernhard, Dan Drescher

Absent: Randy Garrison

Other Attendance: Tom Hutchins P.E.

Call Regular Meeting to order: L. Reid called the meeting to order at 7:00pm, pledge of allegiance.

Approval of minutes: 5/29/25 meeting minutes for approval. B. Bernhard motion to approve, L. Reid seconded all others in favor. Minutes approved.

Old Business: L. Donnelly, 1375 NY-9; applicant provided APA documents and verification of underground tank removal.

New Business: 3 Garrison Way, area variance

Area variance request for onsite wastewater disposal system that is proposed to be installed within the setback area. This is a replacement system. NYS DOH does not require a waiver for this system (per T. Hutchins PE).

Proposed setbacks are as follows (per stamped plan):

Tank to property line (10' required), 6' relief to 4'

Tank to house (10' required), 5' relief to 5'

Effluent line to property line (10' required), 8' relief to 2'

C. Mangan, motion to open public hearing. B. Bernhard seconded, all others in favor. Public hearing opened at 7:15pm.

T. Hutchins explains the project and shares the stamped plan. There are no separation distance issues for either the lake or drilled wells (applicant or neighbors). Variance request is purely for 10' Town setback to property line.

Vote details:

D. Drescher motion to approve variance noted above and per plan with conditions listed below. C. Mangan seconded, all others in favor. Variance is approved with following conditions:

A set of stamped plans shall be provided to the ZBA Chairperson for file.

New Business: Pointe Dr. undersized lot discussion

L. Reid explains that an undersized lot exists in the Pointe Dr. subdivision. C. Mangan brings up the "residential cluster development" provisions that most likely created an undersized lot. L. Reid informed Board that the Planning Board will be the governing body to make determination. No further action is required by ZBA.

Brief update: Zoning Law amendments.

L. Reid updated the Board on Zoning Law amendment project. Copies of draft amendments to be provided in near future. Planning Board to be provided copies and input requested.

Close meeting: D. Drescher motion to close meeting. B. Bernhard seconded the motion. All others present are in favor, none opposed.

-L. Reid closes meeting at 7:45PM