

Town of Schroon, ZBA Minutes

Town of Schroon, NY Zoning Board of Appeals

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

November 5<sup>th</sup>, 2025

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

**Absent:** none

**Other Attendance:** Bill Tribou, Kristine Tribou, Daniel Hunter

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

**Approval of minutes (6/11/25):** D. Drescher motion to approve, B. Bernhard seconded, all others in favor. 6/11/25 meeting minutes approved.

**Old Business:** Discussion on proposed Zoning Ordinance update. L. Reid to send draft version electronically via email for Board review. A special meeting will be set to review in person.

**New Business:** 43 Brookfield (147.53-2-1.200. Use variance is requested to operate a commercial business in R-20 zone (residential only). Applicant is requesting seasonal boat storage of 5-10 boats on a lot already being used for commercial operations.

**Public Hearing**

R. Garrison makes motion to open public hearing at 7:07pm. D. Drescher seconded motion, all others in favor.

Applicant (Daniel Hunter) describes the proposed commercial operation. This is to include storage of 5-10 boats from Oct.-April, boats will not be stored at other times. Applicant describes hardship of property taxes and sewer/water bills for parcel. He verifies that neighbors were notified per ZBA requirement. Neighbor at #39 was not opposed to the use.

Neighbors Bill and Kristine Tribou voice concerns over increased traffic. Request to view the proposed site plan.

Garrison makes motion to close public hearing at 7:20pm. D. Drescher seconded motion, all others in favor.

**Board discussion**

R. Garrison voices concern over precedent. Specifically, how allowing expansion of a commercial use in a residential zone could impact future determinations.

B. Bernhard discusses difficulty of decision since pre-existing and allowable use is commercial already.

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C. Mangan discusses increased traffic as a major concern, citing a prior determination of the board for expansion of the same property.

L. Reid agrees and calculates in upwards of 80 additional truck/trailer trips per year.

**Vote details:**

D. Drescher makes motion to deny the use variance

R. Garrison seconds the motion to deny

C. Mangan votes to deny

L. Reid votes to deny

B. Bernhard votes to approve

**Application for use variance is denied by 4-1 vote.**

**New business:** L. Reid discusses required training for ZBA members (4hrs/year). Board will track training certifications moving forward. C. Mangan notes various trainings through the year. Town's attorney (Mark Schackner) provides group trainings. More info to follow.

C. Mangan makes motion to close meeting at 7:40pm. D. Drescher seconds motion, all others in favor.

Next ZBA Meeting scheduled for: TBD