

Town of Schroon, ZBA Minutes

Town of Schroon, NY Zoning Board of Appeals

Town Hall 1st Floor Meeting Room

February, 19, 2026, 7pm

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

Absent: none

Other Attendance: Ryan Ragland (applicant), Dempsey King (contractor)

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

New Business: Schroon Lake Department Store, 1089 US-9, Schroon Lake, Tax ID 147.53-2-13.000

(2) Variances are being requested.

1. Area variance due to undersized lot. applicant seeking relief of approx. 4,150sqr' (have 17,859sqr', require 22,0000sqr'). Requesting relief of +-19%.

2. Use variance based on number of principal uses. Maximum number of principal uses is (2). Applicant requesting (1) commercial use (existing) and addition of (2) dwelling units (apartments). Use variance for (1) additional use (3 total) is being requested.

L. Reid describes the application and related provisions in detail. He then recuses himself due to a personal relationship with the applicant.

Remaining members have discussion on several places of concern. C. Mangan notes the plans were not Engineer reviewed/stamped. There was concern over adequate parking. And pedestrian safety at the sidewalk/crosswalk area where driveway terminates. D. Drescher voices concern over staircase landing into driveway and creating a possible obstruction. R. Garrison voices concern over adequate parking. A discussion on number of spots are appropriate for tenants and workers of Department Store to alleviate Main St. parking.

R. Garrison makes motion to open public hearing, D. Drescher seconded, all others in favor, none opposed. Public hearing opened at approx. 7:20pm.

Applicant R. Ragland describes project and grant requirements restricting short term rentals. He expresses desire for the apartments to be efficient and code compliant.

Applicant is asked about temporary structure/boat storage in the rear of building. The question was asked about whether he was willing to remove the boat if more space was required for parking. R. Ragland expressed his desire to leave the boat if possible, but agreed to move if space was needed for parking.

Applicant is asked about stair landing (into driveway area). He expressed confidence that there would be >36" at the bottom of stairs before the edge of the driveway began. That satisfied the Board.

There was discussion about the signage at sidewalk (while leaving the driveway). The Board was not particular about the size or spec of signage, but would like some type of building-mounted sign alerting tenants to the sidewalk crossing.

B. Bernhard motion to close public hearing. D. Drescher seconded, all others in favor, none opposed. Public hearing closed at 7:40pm.

Vote details:

C. Mangan motion to approve with conditions listed below. D. Drescher seconded, all others in favor, none opposed. Both Variances (use and area are approved with following conditions:

1. NYS Licensed Professional Engineer will review plans. Either a letter verification or stamp to plans will be provided.

2. (5) 10'x20' parking spots will be required in the rear of the building. Additionally, room to turn around will also be required. If this cannot be accomplished with the current boat storage, the boat shall be removed.

3. The stairs exiting the proposed apartments will be positioned so that they are a.) Code compliant, and b.) Provide a minimum area of 3'x3' at the bottom of stairs before the edge of the driveway begins.

4. Safety signage will be installed (building mounted) at the end of the driveway, before the start of the sidewalk warning of pedestrian crossing.

Approval of minutes: 11/5/25 meeting minutes for approval. C. Mangan motion to approve, D. Drescher seconded all others in favor, none opposed. Minutes proved.

Old Business: Brief discussion of proposed workforce housing apartment complex on US-9. Processes involved with Planning Board path to approval was discussed.

Update on zoning ordinance amendments. It is being worked on, Town is investigating grant opportunities for professional preparation.

L. Reid closes meeting at 8:01pm

DRAFT