

**Public Hearing on Proposed Local Law #1 of 2022 Amending Town of Schroon
Zoning Ordinance and Map held June 15, 2022 at 7:00 P.M. at the Town Hall in
Schroon Lake N.Y.**

Town Supervisor: Meg Wood

Councilpersons: Richard Gero, Ethan Thompson, Lynn Donaldson and Leanna Welch

Deputy Town Clerk: Melissa Armstrong

Also Present: Albert May, Glen Repko, Patrick Scoville, Craig Bascue,
Fran Provancha, Sharon Piper, Jessica DesLauriers, Jacob DesLauriers

Supervisor Wood called the Public Hearing to order at 7:00 PM with a pledge to
the Flag.

Supervisor Wood dispensed with the reading of the Notice of Public Hearing.

**NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW AMENDING
TOWN OF SCHROON ZONING ORDINANCE AND MAP
TO REZONE EAST SIDE OF ROUTE 9 FROM ALDER MEADOW ROAD
NORTH TO ROUTE 74**

NOTICE IS HEREBY GIVEN that the Schroon Town Board will hold a public hearing on June 15, 2022, beginning at 7:00 P.M. at the Town Hall, 15 Leland Avenue, Schroon Lake, New York, concerning proposed Local Law No. 1 of 2022. Proposed Local Law No. 1 would amend the Town's Zoning Ordinance and Map to rezone East Side of Route 9 from Alder Meadow Road North to Route 74, from Residential R-20 to Resort Business (B-2).

A copy of the proposed Local Law is on file and available for review at the Town Clerk's office during normal business hours.

PLEASE TAKE FURTHER NOTICE that at the time and place of the Public Hearing all interested persons will be given an opportunity to comment on proposed Local Law # 1 of 2022

LOCAL LAW NO. 1 OF 2022

A LOCAL LAW AMENDING

**TOWN OF SCHROON ZONING ORDINANCE AND MAP TO
REZONE THE EAST SIDE OF U.S. ROUTE 9 NORTH OF THE VILLAGE OF
SCHROON FROM ALDER MEADOW ROAD NORTH TO ROUTE 74 FROM
GENERAL RESIDENTIAL ZONE (R-20) TO RESORT BUSINESS ZONE (B-2)**

BE IT ENACTED BY THE SCHROON TOWN BOARD AS FOLLOWS:

SECTION 1. Section 202 of the Town of Schroon Zoning Ordinance is hereby amended by revising the official Town Zoning Map to change the zoning of properties on the east side of U.S. Route 9 north of the Village of Schroon from Alder Meadow Road north to Route 74, from General Residential Zone (R-20) to Resort Business Zone (B-2).

SECTION 2. The official Zoning Map of the Town of Schroon with such appropriate notation and reference as deemed necessary to reflect this amendment is hereby adopted as the official Zoning Map of the Town of Schroon.

SECTION 3. The invalidity of any clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or part thereof.

SECTION 4. All Local Laws or ordinances or parts of Local Laws or ordinances in conflict with any part of this Local Law are hereby repealed.

SECTION 5. This Local Law shall take effect immediately upon filing by the Office of the New York Secretary of State as provided in New York Municipal Home Rule Law §27.

Public Participation

Jacob DesLauriers stated a lot of us live in this little strip and I think we're all curious as to what might be going in there. Supervisor Wood replied, we received a recommendation from the planning board to make a change. One of the things the Town Board has been talking about for years, but has never had the time or opportunity to do so is thoroughly review and make changes to our zoning laws and regulations. We had a commitment amongst these board members to get this done. We are in the process of working on our town comprehensive plan, that was started in the 1970's and needs to be periodically reviewed. One of the things that we were told is before we start digging in the comprehensive plan, we need to make changes and review our zoning. This recommendation came from the planning board. If you look at the property that goes along both sides of the corridor of Route 9 from Alder Meadow road to the Sunoco station, there are a couple of businesses, Sharon has a B&B, there, the Sunoco Gas station, and there are houses. We want to be thorough; we want to be transparent, we advertised and we also sent notices to all the property owners in that area. We wanted to

make sure we gave everyone a chance to come and voice their opinions, thoughts and questions. Jacob DesLauriers asked if there was a proposal, obviously someone wants to do something with the property, we have heard all types of rumors, most recently a rumor of a car wash. Supervisor Wood replied she has no plans and that should not come in to play here today because even if we change the zoning, it doesn't mean that it will necessarily be approved. This is strictly on changing the zoning from R-20 Residential, to B-2 Resort Business, which includes cabins, hotel, restaurant, etc.

Fran Provancha asks if this is specifically on the East side of Rt. 9 and if it is strictly on Rt. 9 or does it go down Alder Meadow Road. Supervisor Wood replied the other side of Rt. 9 is already zoned industrial, and it is strictly on Rt. 9.

Jessica DesLauriers states she is a resident of the area in question, and she works for the Essex County planning department. She thinks the idea of reviewing our zoning and examining where growth is appropriate in our town is an awesome and exciting idea. She also thinks that the proper process is to do that through our comprehensive plan update and it's an opportunity for the public to come together. There's an analysis of currently induces and you look at existing studies, and really project 5 years, 10 years, 20 years in the future and where you want to see it go and happen, where its appropriate and really that's the public engagement process that allows the community to come together and make those types of decisions, and I would really encourage the planning board to wait and let our community come together and work through those decisions through the comprehensive plan update project which we got state funding for and we're just waiting for the contract and it's really exciting and I'm happy to be a part of this project. Supervisor Wood replies that we did wait, we pulled this from our agenda at least two months ago but then I was advised that because the town doesn't have a policy in place for what you do while you make changes that we should go ahead with the way we normally process things and that is why we're here tonight. We did pull it because of that and were advised to bring it back. Jessica DesLauriers states that these types of policy changes can also be incorporated into the comprehensive plan process.

Sharon Piper, the owner of the Bed & Breakfast on Rt. 9, asks the Board, if they do make the change from an R-20 to B-2 that it is clearly defined what B-2 incorporates

and what it does not because a tourist and resort business is vague and I fear that something will go in there, that has 24 hour security lights, or heavy equipment, or tractor trailers making deliveries, that would negatively impact me. Right now, my guests can sit on the front porch and look at trees, and mountains, I sit across from a vacant lot. Now, having said that, I would never want to impose on another landowner and what they do with their property and within their realm, but I would just ask whatever is put in to place, that there are very clear enforcement mechanisms and categories would be put in to place. I don't want to wake up one morning and have a smelter across the street. Supervisor Wood replied that it's a very good point, that we need clear definitions set in place.

Craig Basque asked if there was a different tax rate with the different zoning. Supervisor Wood and Councilwoman Welch replied they own commercial property, and their tax rates only go by the value, not by the zoning. Basque also asked if it would create different unconfereces, if you go to residential in the future, if you go to build a house. Supervisor Wood answered from what I understand you can go backwards, you can build a home, just not a factory, it eases restrictions.

Jessica DesLauriers asked when they will be making a decision and Supervisor Wood answered we won't be making a decision tonight, but we will be discussing further with the planning board and the Codes officer and taking everything in to account. We are working with the community with our comprehensive plan and will be deciding this summer, at the very latest. There hasn't been a lot of talk about this, I think people were surprised it was residential in the first place.

Patrick Scoville asked instead of going business, it went to a resort business, is there a reason for that? Supervisor Wood states that resort business puts more restrictions as to what can be put there. It states guest cottages, cabins, motels, inns, motor motels, lodges, tourist homes, places offering accommodations for transient guests, tourists and vacationers. Including accessory uses such as dining and refreshment areas, swimming pools, beach areas, docks, boats, and limited court and gaming areas for the use of guests or patrons of the establishment, restaurants, and marina's excluding boat storage and sales. It also states you may be able to get a special permit for camp areas.

Glen Repko states that the APA will make a decision first, then the town second, and they are pretty strict, especially on the Hamlet. Supervisor Wood states that is why we have a planning board, and zoning committee, so no decision is made lightly. We will take into consideration everyone's comments tonight and we will discuss further with everyone. Supervisor Wood thanked everyone for coming tonight.

Councilman Thompson made a motion to adjourn the meeting at 7:21pm, seconded by Councilwoman Donaldson; carried.

I, Melissa Armstrong, do hereby certify the foregoing to be a true and correct transcript from the minutes now on file in my office and of the whole such original minutes.

Dated: June 15, 2022 _____ Deputy Town Clerk