

## **Town of New Zoning Board of Appeals**

### **Public Hearing Minutes**

3809 County Route 51 Hannacroix, NY 12087

**February 4, 2026**

**7:00 PM**

**Present:** Sam Anderson, Craig Albano, Brad Jourdin, Mark Peckham

**Absent:** Jean Horn

### **Public Hearing for Schultz Farm and Properties, LLC Variance Application**

Chairman Jourdin opened the public hearing and noted that the Board had received correspondence from neighboring property owners, which was acknowledged and entered into the record. He then invited public comments.

*Gearoid Coleman* spoke in favor of the application, stating that his concrete business currently occupies a portion of the building and employs seven full-time workers. He explained that the location is ideal due to its proximity to the Thruway and that company vehicles regularly fuel locally. He described business operations as primarily storage-related, with employees arriving on site in the mornings to load trucks before traveling to off-site job locations. He stated that materials stored include lumber, forming materials, and floor equipment, and that most vehicles consist of pickup trucks with trailers, with limited use of larger trucks for deliveries.

*Linda Rhodes* spoke in opposition to the application, stating that she resides adjacent to the property and has experienced significant noise disturbances from prior manufacturing activities conducted on site, including loading, cutting, welding, and equipment operation. She stated that these activities were disruptive to the rural residential character of the area and that noise typically began around 7:30 a.m. and continued through the day, sometimes until dusk. She noted that the noise ceased after Code Enforcement was contacted and expressed concern about the potential return of similar operations.

The Clerk confirmed receipt of three return receipts from the required five certified mailings and noted that proof was provided demonstrating all required notices had been sent.

Board Member Anderson stated that he and his parents reside across the street from the property and had not experienced noise impacts beyond what would normally be expected from nearby Thruway traffic.

Board Member Peckham addressed the applicant regarding noise concerns and inquired whether steps had been taken to limit outdoor operations. Mr. Schultz responded that he had discussed these concerns with both tenants, confirmed that core business hours are between 7:30 a.m. and 5:00 p.m., and stated that there were no plans to extend hours of operation. He further stated that efforts had been made to relocate noise-generating activities indoors in order to minimize impacts to neighboring residences. Mr. Coleman confirmed that operations had been moved inside the building and that noise levels had been reduced.

Chairman Jourdin asked if there were any additional comments; none were offered.

### **Motion to close the Public Hearing for the Schultz Farm and Properties, LLC Variance Application**

Made by Brad Jourdin, Seconded by Craig Albano

**Ayes: 4      Nays:      Abstain:      Absent: 1**

Motion Carried

**Public Hearing Closed at 7:16 p.m.**

### **Post Hearing Board Remarks**

Following the close of the public hearing, Chairman Jourdin provided general background information, stating that the property had historically been zoned for commercial use and that the existing building is of commercial block construction with limited reasonable alternative uses. He advised that the Board would not be rendering a decision that evening and would instead consider the testimony received and prepare a resolution for consideration at the next meeting. Chairman Jourdin further stated that the Board has up to 62 days from the close of the public hearing to render a decision. No action was taken.