Jessica Eggsware
Planner

TOWN OF TUPPER LAKE

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ZONING BOARD OF APPEALS
Fred Schuller – Chairman
James "Jed" Dukett
Lyndon Johnson
Randy Lalonde

Meeting Minutes
ZONING BOARD OF APPEALS MEETING
December 11, 2025, at 9:00 AM

Present: Fred Schuller, James "Jed" Dukett, Randy Lalonde, Jessica Eggsware
Attendees: Daniel Marvin, Joe Garso
Stand for Pledge of Allegiance

1. **Public Hearing Area Variance Application # ZBA003-25, Applicant Bergen Council BSA, requesting an area variance for Rollins Pond Parcel ID # 451.-2-3**
    a. Town Planner Jessica Eggsware stated that two neighboring property owners contacted the office to inquire but had no concerns.
2. Open Regular Meeting
3. Discussion and Action Application Area Variance Application #ZBA003-25, Applicant Bergen Council BSA, requesting an area Variance for Rollins Pond Parcel ID # 451.-2-3
    a. Ms. Eggsware advised the area variance was for 27 acres of relief in lot size minimums
    b. Mr. Lalonde questioned what other approvals are going to be needed in this application.
    c. Ms. Eggsware advised that they will need to go to the Adirondack Park Agency (APA) for approval as well as the Joint Planning Board for the subdivision.
    d. Mr. Marvin advised that the application has already been submitted to the APA.
    e. Mr. Schuller asked all board members if they had any questions or concerns
        i. Mr. Dukett – Motion, Mr. Lalonde – Second, All in favor
4. Discussion and Action Application Use Variance Application #ZBA002-25, Applicant Thomas Ungleich, requesting a use variance for 373 Old Wawbeek Rd. Parcel ID # 481.-1-6.500
    a. Ms. Eggsware read a letter from Mr. Ungleich with his proposed stipulations and a letter titled "Applicant's Statement of Rebuttal to Witness Testimony"
    b. The Zoning Board of Appeals (ZBA) was presented with an engineered septic plan for the proposed cabin.
    c. Mr. Lalonde asked who would be in charge of making sure the septic was installed correctly.
    d. Ms. Eggsware advised that Code Enforcement Officer would inspect that it was installed correctly and that a building permit was obtained.
    e. Mr. Schuller proposed to grant the use variance with the stipulations that the cabin not be delivered/erected until the septic is installed and inspected. That the cabin can not be occupied until the septic system is attached and inspected and there is Certificate of Occupancy issued.
    f. Mr. Lalonde and Mr. Dukett agreed.
        i. Mr. Lalonde – Motion, Mr.Dukett – Second, All in favor
5. Approve Minutes November 20, 2025
    a. Mr. Dukett – Motion, Mr. Lalonde – Second, All in favor
6. Motion to Adjourn Meeting
    a. Mr. Lalonde – Motion, Mr. Dukett, Second, All in favor

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