ZONING BOARD OF APPEALS
TOWN OF CHAMPLAIN
10729 ROUTE 9
CHAMPLAIN, NY 12919
518-298-8160

ZONING BOARD OF APPEALS MEETING
10-15-26

MEMBERS PRESENT:	KEVIN HICKS MICHAEL TETREAULT SHANE BRINK TRACY DECOSTE CODY SEYMOUR
MEMBERS ABSENT:	BRUCE WALLETT
PUBLIC PRESENT:	BECKIE HARVEY MICHAEL BECHARD

CHAIRPERSON KEVIN HICKS OPENED THE MEETING AT 5:30 PM AND STATED WE NEED TO APPROVE THE MINUTES FROM SEPTEMBER 1ST AND SEPTEMBER 17TH.

A MOTION WAS MADY BY MICHAEL TETREAULT TO APPROVE THE MINUTES FROM SEPTEMBER 1, 2026. MOTION SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	TRACY DECOSTE	ABSTAIN
	CODY SEYMOUR	ABSTAIN
	KEVIN HICKS	AYE
	SHANE BRINK	AYE

MOTION CARRIED 3-0.

A MOTION WAS MADY BY CODY SEYMOUR TO APPROVE THE MINUTES FROM SEPTEMBER 17, 2026. MOTION SECONDED BY TRACY DESCOSTE.

ROLL CALL:	MICHAEL TETREAULT	AYE
	TRACY DECOSTE	AYE
	CODY SEYMOUR	AYE
	KEVIN HICKS	AYE
	SHANE BRINK	AYE

MOTION CARRIED 5-0.

CHAIRPERSON KEVIN HICKS STATED WE HAVE AN APPLICATION FROM BECKIE HARVEY TO HAVE A VARIETY STORE ON HER PROPERTY.

TRACY DECOSTE ASKED IS THIS GOING TO BE AT 7 EDEN LANE?

BECKIE HARVEY STATED YES.

TRACY DECOSTE ASKED HOW MUCH MOVEMENT ARE YOU GOING TO HAVE?

BECKIE HARVEY STATED THERE WILL BE NO TROUBLE THERE IS A LOT OF ROOM FOR PARKING AND THIS IS GOING TO BE A HIT AND MISS BUSINESS.

MICHAEL TETREAULT STATED IT LOOKS LIKE THERE IS PLENTY OF PARKING AND I DO NOT HAVE AN ISSUE WITH IT.

CHAIRPERSON KEVIN HICKS STATED IF THERE ARE NO MORE COMMENTS THAN WE NEED A MOTION TO SCHEDULE A PUBLIC HEARING FOR NOVEMBER 19TH AND SEND THE APPLICATION TO THE COUNTY FOR THEIR REVIEW.

A MOTION WAS MADE BY TRACY DECOSTE TO SEND APPLICATION #26603 FROM BECKIE HARVEY TO THE COUNTY AND SCHEDULE A PUBLIC HEARING FOR NOVEMBER 19TH. MOTION SECONDED BY CODY SEYMOUR.

ROLL CALL:	MICHAEL TETREAULT	AYE
	BRUCE WALLETT	ABSENT
	TRACY DECOSTE	AYE
	SHANE BRINK	AYE
	CODY SEYMOUR	AYE
	KEVIN HICKS	AYE

MOTION CARRIED 5-0.

CHAIRPERSON KEVIN HICKS ASKED IF THERE WAS ANY NEW BUSINESS TO BE BROUGHT BEFORE THE BOARD?

MICHAEL BECHARD STATED I WOULD LIKE TO HAVE MY TAX BUSINESS AT MY HOUSE. THIS WOULD ONLY HAVE PEOPLE COMING THERE AND DROPPING THEIR TAXES OFF TO ME. ALSO, DIDN'T KNOW IF I NEEDED A BUILDING PERMIT TO PUT AN OFFICE IN MY GARAGE.

SECRETARY JULIE CASTINE STATED I DON'T BELIEVE THAT IS AN ISSUE BUT YOU WOULD HAVE TO TALK TO CHRIS MATOTT ON WHETHER OR NOT A BUILDING PERMIT IS REQUIRED.

CHAIRPERSON KEVIN HICKS STATED IF THERE IS NO MORE TO BE BROUGHT BEFORE THE BOARD THAN A MOTION IS NEEDED TO ADJOURN THE MEETING.

A MOTION WAS MADE BY MICHAEL TETREAULT TO ADJOURN THE MEETING. SECONDED BY SHANE BRINK.

ROLL CALL:	MICHAEL TETREAULT	AYE
	BRUCE WALLETT	ABSENT
	TRACY DECOSTE	AYE
	KEVIN HICKS	AYE
	CODY SEYMOUR	AYE
	SHANE BRINK	AYE

MOTION CARRIED 5-0.

MEETING ADJOURNED AT 5:40 PM.