

# Zoning Board of Appeals

The Town of Marshall Minutes of the Regular Meeting Zoning Board of Appeals on 11 August 2025

A regular meeting of the Zoning Board of Appeals (ZBA) of the Town of Marshall, County of Oneida and the State of New York was held at the Town Hall 2651 State Rt. 12B, Deansboro, NY on this 11<sup>th</sup> day of August 2025.

**Present for the Public Hearing Portion of the meeting:** J. Addington, C. McGill, J. McNair, J. Stephenson, D. Yablonovitz (alternate), Zweifel-Yaciuk

**Absent:** none

**Guests:** Walt Stephenson, Van Hyning Road  
Deb Turner, Van Hyning Road  
Thad Merriman, Van Hyning Road

**Call to Order & Roll Call:** This meeting was called to order at 18:30 by J. McNair.

C. McGill and J. Stephenson recused themselves pertaining to the D. Williams SUP applications vote.

J. McNair made a motion to approve the ZBA meeting minutes from Special Working Session on 16 July 2025. It was seconded by J. Addington. The motion carried 4-0-2.

J. Addington made a motion to approve the ZBA meeting minutes from 9 July 2025. It was seconded by M. McNair. The motion carried 4-0-2.

**New Business:** none

## **Old Business:**

J. McNair had broadly worded the resolutions to the D. Williams' SUP applications that were worked on during the 16 July 2025 special working session. G. Schreppel, TOM CEO, will receive a copy of each and they will be scanned for FOIL requirements.

J. Addington made the following statement to the Board with regards to the process the Board followed in arriving at their decisions. "We are not here to decide whether or not Dan Williams can open his country club. His proposed country club idea covers many different parcels of land and includes many different land uses and takes place over a long undetermined timeline. Many of his proposed uses are permitted by right and require no approval. Many uses require a site plan review to be conducted by the planning board, not us. Some uses are not permitted and we [the ZBA] do not have the authority to permit them. Some uses require a special use permit, and those uses specifically are what we are here to vote on today.

This is not the end of the story for Dan Williams's proposed country club. He may submit a site plan to the planning board for review and that is a completely separate process. Our decisions tonight are not necessarily final. We will make a determination on each special use request individually based on the information we have now and what the law allows. If we disapprove a request, and in the future the circumstances surrounding the request change, or if the law changes, a new request could be submitted and potentially approved."

J. McNair read each out loud before the vote.

Tax Map #373.000.1-31 – SUP application for lodging. J. McNair made a motion for disapproval. D. Yablonovitz, seconded it. The motion carried in favor of disapproval 4-0.

Tax Map #373.000.1-33 – SUP application for lodging, entertaining and event space. J. McNair motioned to disapprove. J. Addington seconded it. The motion carried in favor of disapproval 4-0.

Tax Map #373.000-1-36 – SUP application for temporary clubhouse and event space. J. McNair motioned to disapprove. J. Addington seconded it. The motion carried in favor of disapproval 4-0.

Tax Map #373.000.1-36.1 – SUP application for a maintenance facility and construction yard. J. McNair motioned to disapprove. J. Addington seconded it. The motion carried in favor of disapproval 4-0.

Tax Map #373.000-2.47.1 – SUP application for lodging and entertainment. J. McNair motioned to disapprove. J. Addington seconded it. The motion carried in favor of disapproval 4-0.

J. McNair will notify the Oneida County Planning Department of the ZBA's decisions. He will scan and email copies to D. Williams and his attorney, J. Marzocchi. The TOM Town Board will also be notified at its 12 August 2025 regular meeting.

**Other Business:**

C. Baldwin, TOM Supervisor, and K. Ford, TOM Board member, will be holding a meeting about getting grant money to update the TOM's comprehensive plan.

**Executive Session:**

None

J. McNair motioned to adjourn the meeting. J. Addington seconded it. The meeting was adjourned at 19:36.

Initials: DZY

Date: 11 August 2025

CC: ZBA board