

Town of Schroon
Planning Board Meeting
February 11, 2016 at 7:00 PM
Minutes

1. *Attendance:* Board Members: Glen Repko, Bruce Murdock, Ethan Thompson, Jane Jenks, and Lorraine Altmann. Others: Dennis Cooper, Tony Kostecki, Rob Simon, Tim Barnard
2. The meeting was called to order at 7:05 PM.
3. Board members reviewed the minutes from the January 14, 2016 meeting. Bruce Murdock made a motion to accept the minutes seconded by Ethan Thompson voted and unanimously approved by the Board.
4. Dennis Cooper, Subdivision Application for the "Two Lot Sub-Division on Bullet Pond" located at 2166 Hoffman Rd. Schroon Lake, NY, presented a brief overview of the Bullet Pond subdivision for the Board members not present at the previous month's meeting when Mr. Cooper presented the project to the Board.
5. The Public Hearing was opened to discuss the Bullet Pond subdivision. There were no attendees in the audience regarding this subdivision and the Public Hearing was then closed.
6. Bruce Murdock motioned for the Board to vote and approve the "Two Lot Subdivision on Bullet Pond". Ethan Thompson seconded the motion. The Board voted unanimously to approve the subdivision. Mr. Repko advised Dennis Cooper to return with multiple copies of the subdivision map with a Mylar copy for Town stamp and signature of approval by the Chairman.
7. Rob Simon, Simon and Simon, LLC Chestertown, NY and Tong Kostecki, Seagle Music Colony presented for Board review a Subdivision Application for the Seagle Music Colony/Seagle Subdivision located at 1041 Charlie Hill Rd Schroon Lake, NY. Mr. Simon explained that this is basically a swapping of parcels of land between the Seagle Music Colony and John (Pete) and Dorothy Seagle and that Joel and Roger Friedman would give up the building rights for four (4) building lots not contiguous to these parcels to the Seagle Music Colony. This subdivision was submitted to and approved by the Adirondack Park Agency (APA) prior to applying to the Town of Schroon for approval. The Board was given a stamped copy of the APA approval and a copy of the registration of this document with the County of Essex. Jane Jenks asked that Mr. Simon point out the parcels that were being swapped. He noted that the lots with building rights were off to the south of the project delineated on the map and not shown on the map. Ethan Thompson reminded Mr. Simon and Kostecki that in the event any of these parcels were to be subdivided in the future that the Planning Board would be required to review and approve any such subdivision. Bruce Murdock suggested that the Board advertise for a Public Hearing on this subdivision for the next Planning Board meeting on Thursday, March 10, 2016. A Public Hearing will be set and advertised for the Seagle Music Colony /Seagle Subdivision at the next regular meeting of the Town of Schroon Planning Board on Thursday, March 10, 2016 at 7:00 PM at the Town Hall.
8. Timothy Barnard made a conceptual presentation to the Board for a boundary line adjustment on a lot that he owns and a lot he is purchasing on Old Schroon Rd. He plans to build a home on the lot he is purchasing but once he closes on the sale of the lot needs to do a boundary line adjustment to give him enough width to build a house and provide for a new septic system and leech fields. Board members discussed different scenarios with Mr. Barnard from having plans and survey drawn and percolation tests to verify the location of the septic system. The Board was concerned that if he could not locate the system where he wanted it he would need to seek additional approvals. The lot zoning was verified as partially in R-40A and B-2. The majority being B-2 requiring a lot width of approximately 100 ft. as opposed to 160 ft. as required by the R-40A zoning. Mr. Barnard thanked the Board for its time and help

and suggested that he would review his options and come back to the Board with an application for approval of this adjustment once he had enough information to make a decision.

9. Nixon Peabody, representing Verizon Wireless, submitted plans and drawings for a new cellular tower to be located and built on Charlie Hill Rd. Schroon Lake, NY. The Planning Board received a letter from CBRE, a realtor representing Verizon Wireless, last month notifying the Board of a proposal to erect a cellular tower on Charlie Hill. The Board responded with a letter to CBRE stating no comment at this time. The Board reviewed the proposal and maps submitted by Nixon Peabody and determined that the Planning Board had no comments on this proposal. Bruce Murdock recommended that the Board send a letter to Nixon Peabody stating that the Planning Board has no comment and this proposal with a copy to the Zoning Board of Appeals.

10. A Planning Board meeting and Public Hearing was scheduled for Thursday, March 10, 2016 at 7:00 PM at the Town Hall 15 Leland St. Schroon Lake, NY. Since there were no other matters before the Planning Board, Bruce Murdock motioned to adjourn the meeting seconded by Ethan Thompson voted and approved unanimously by the Planning Board members at 8:35 PM.

Respectfully submitted,
Glen Repko
Chairman