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“A Town of Recreational Beauty”

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NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Board of the Town of Schroon will hold a Public Hearing, Pursuant to Section 276 of the Town Law, on the application of Zach Monroe on behalf of John W. Beck et al. for a 7 lot subdivision of tax parcel #157.1-3-2.000.

This parcel is located at 693 Adirondack Road.

The lot currently has a seasonal house, several small cottages and a variety of out buildings. 5 lots are proposed with frontage on Schroon Lake. Lots 2,3,4 and 5 have buildings sites proposed near the lake. Lot 1 extends from the lake across Adirondack Road. The building site for lot 1 is proposed to be located on the east side of Adirondack Road away from the lake. Lot 3 will retain the existing seasonal dwelling. Lots 4 and 5 will be vacant building lots. Lot 2 will retain several outbuildings but otherwise will be vacant for now. Lot 1 will retain several structures down by the shore. These will not be used for dwelling purposes.

The building sites for lots 6 and 7 will be located on the east side of Adirondack Road. Neither of these lots have any lake frontage. Both are currently vacant.

All proposed buildings sites will have on site septic disposal systems. Wells are proposed for lots 1,4,5 and 6. Water source for lots 2,3 and 7 must be determined prior to approval.

Access to the building sites on lots 1,6 and 7 will be via a shared access road before branching into separate access drives. Likewise lots 2,3,4 and 5 will share an access road on the lake side before branching into individual access drives. Lot 1 will also share this latter mentioned shared road for access to the lake.

As proposed the septic disposal fields for lots 1,6 and 7 will all be located on lot 7.

The parcels are located in an SR-20 Town of Schroon use zone and in an APA moderate intensity use zone.

The 7 lot subdivision is APA non-jurisdictional. However any land use and development within 660' of state wilderness land will require an APA permit. This includes the proposed building sites on the east side of Adirondack Road.

SAID HEARING will be held on Thursday, the 11th day of October 2012 at 7:00 P.M. at the Town Hall, 15 Leland Avenue, Schroon Lake, NY, at which time all interested persons will be given an opportunity to be heard.

By order of the Planning Board
Richard S. Schoenstadt, Chairman

Copies of the proposed subdivision maps are available at
<http://www.schroon.net/planning.htm>