

Town of Schroon
Planning Board Meeting
Thursday, February 10, 2022
7:00 PM at the Town Hall
Minutes

Board Members present: Glen Repko, Bruce Murdock, Matt Massiano, and Duke Connor. Others present Rich Schoenstadt, Rick Gero, Meg Wood, Joseph Cardinale, Joseph Cardinale, Jr., Regan Cardinale, and Kevin Hall. Paul Jarrell, James and Cathy Fagan, and Andrew Hanaburgh participated in the Public Hearing segment via Zoom.

Meeting called to order at 7:02 PM with Pledge of Allegiance.

Minutes from the December 9, 2021, Planning Board meeting were approved with a motion from Bruce Murdock seconded by Matt Massiano. The Board approved in a unanimous vote.

Old Business

- Rich Schoenstadt presented a review of the application from Paul Jarrell owner of 1168 US Rt 9 Schroon Lake, NY to allow for the continued use of the building as a multiunit triplex apartment house. It was approved several years ago as a two-apartment building but over the years a third apartment was added without town approval. Mr. Jarrell is seeking to get the Planning Board's approval to continue that use as a triplex apartment building. Bruce Murdock motioned to close the Planning Board meeting and open the Public Hearing regarding this application. A second was made by Duke Connor and approved unanimously by the Board. Mr. Schoenstadt had set up a Zoom segment for Mr. Jarrell to participate in the meeting and two adjacent neighbors, James and Cathy Fagan and Andrew Hanaburgh to also participate. The Fagan's explained that they were not in favor of approving the application, since in their opinion, the property has been managed poorly by Mr. Jarrell. Repko explained that the Board's decision could not be based on the property management

issues but based on the Rules and regulations of the Planning Board and Town Zoning laws. He suggested if the property management issues continue that they contact the Town Codes Officer Jon Senecal or address this problem with the Town Board. Mr. Hanaburgh posed a similar dilemma with the management of the property and Repko again reiterated that the Board can only follow the Town's Rules and Regulations regarding the application and to address his issues with the Codes Officer or Town Board. Mr. Jarrell defended the issues and said he was for a while that he was an absentee Landlord and therefore unaware of issues. He admits that the Town notified him of the third apartment being not Town approved and suggested that therefore he is interested in proceeding with the purchase of the adjacent parcel at 1166 US Rt 9. Repko thanked all the Zoom participants for their participation in the Public Hearing. Duke Connor motioned to close the Public Hearing and reopen the Planning Board meeting seconded by Bruce Murdock and unanimously approved by the Board. The Board agreed to amend the conditions for approving the application with 6 conditions. 1). Purchase 1166 US Rt 9, 2). Merge the two properties together with a boundary line adjustment, 3). Inspect, clean, and repair the septic so that it can operate properly to handle a three-apartment building, 4). Add an onsite gravel parking area to alleviate parking on the front lawn of the building, 5). Planning Board will not allow the construction of a habitable dwelling on the merged parcel if it is being operated as a triplex apartment building. 6). Planning Board will allow the building of a non-inhabitable shed of less than 300 sf. The Board asked Mr. Jarrell to notify them when all of these conditions were met, and they would formally accept the project.

New Business

- Review of an application by Kevin Hall representing Jeffrey Dobbs for a three-lot subdivision on North Shore Drive on Paradox Lake in the Town of Schroon known as the Dobbs Subdivision. Hall review the project with the Board explaining it consists of one lot of approximately 71 acres, one lot of approx. 6 acres, and one lot of about 3 acres. Repko asked if the buildings drawn on the lots were actual buildings to be built or to scale the size of the lots. Hall stated they were for scale. Repko suggested that they be removed on the final drawings since the Board would be approving the drawings as represented with the houses. If they were not built, as approved on the drawings, he will have to come back for further approval of changes to the drawing if the Board approves the subdivision.

Hall said the drawings would be amended. Hall suggested that it would be a while until he was able to go on the property and confirm the lots etc. due to the winter conditions. He said he would notify the Board when this was completed. Massiano questioned the right of ways to the lots and Hall said they would be addressed in the deeds as they were developed and not on the maps at this time. With all the paperwork in order including APA acceptance Murdock seconded by Massiano motioned to conditionally approve the subdivision upon review of the final drawings and a Public Hearing. The motion was unanimously approved by the Board. Repko stated that all adjacent property owners would have to be sent certified letters regarding the subdivision application and Public Hearing.

- A workshop was held with the Cardinale family regarding a project they are considering on US Rt 9 across from the Schroon Lake B&B north of the center of town. It would consist of seasonally rented “tiny homes” with a snack bar, and other possible amenities. It was determined that the property was not zoned for that use and the family would likely need to ask the Town Board to change the zoning on the property to accept their use. Councilman Rick Gero, in attendance, suggested they call Town Hall to get on the agenda for the March Town Board meeting and discuss this matter with the Town Board. If the zoning change was approved, he would not have to get Planning Board approval but submit for a building permit.
- Murdock motioned to adjourn the meeting seconded by Massiano at 9:00PM and was unanimously approved by the Board. The next meeting was tentatively scheduled for April 14, 2022. There will not be a Planning Board meeting scheduled for March due to conflicts with vacation schedules of members.

Respectfully submitted by Glen Repko, Chairman