

Town of Schroon  
**Planning Board Meeting**  
**Thursday, November 9, 2023**  
**7:00 PM at the Town Hall**  
**Minutes**

Board Members present: Glen Repko, Douglas Bleier, Bruce Murdock, Ken Clark, and Duke Connor. Others present: Duane Hammond, Larry Reid, and Kevin Hall.

Meeting called to order at 7:04 PM with Pledge of Allegiance.

Minutes from October 19, 2023, the minutes were reviewed and unanimously approved with a motion from Duke Connor and a 2<sup>nd</sup> from Doug Bleier.

**Old Business**

- Final review of Duane Hammond's Boundary Line Adjustment application. Board members reviewed the updated final survey drawings and letter from the next-door neighbor, Donald Sage, swapping a small portion of his property and receiving a small portion of Hammond's property in return to accommodate the Town regulated side setback from the newly constructed house on Hammond's property. Hammond was supposed to have a letter from himself conveying the property to Sage but forgot it and will email it to Repko the following week. The Board did not feel that the approval should be held up since they had Sage's letter. Murdock motioned to approve the Boundary Line Adjustment with a second from Connor. The Board voted unanimously to approve the adjustment as submitted by Hammond.
- No Old Business.

**New Business**

- Initial review of Dobb's Subdivision II for a 1 lot subdivision at 32 Shore Rd. Schroon Lake, NY (Paradox Lake). Surveyor Kevin Hall represented the Dobb's family. The Planning Board previously approved a 2-lot subdivision

here in “I believe 2021” Repko stated. This would subdivide lot 4 from that subdivision. The only question brought by up Murdock was that the house would only be at the minimum setback of 15' from front edge of the right of way. Murdock suggested and Connor agreed that since it was a right of way and not a road that the 15' setback was acceptable. (Town requires a 15' setback from a road.) Murdock motioned with a second from Connor to approve the Subdivision application contingent on a Public Hearing with adjacent property owners notified by certified mail and review of the final survey drawings. The Board voted unanimously to approve the motion. Repko stated the Public Hearing would be held at the next Planning Board meeting December 14, 2023, which is held in the Town Hall meeting room at 7:00 PM.

- Introduction of Kenneth Clark, a newly appointed alternate member of the Planning Board.
- Larry Reid, Chairman of the Town Zoning Board of Appeals, asked the Planning Board members if they remembered or if they approved a subdivision around the year 2001 with APA approval also given in 2021. None of the Board members were on the Board at that time and did not recall the subdivision. Repko suggested that Reid speak with John Senecal, Codes Officer, to confirm the subdivision or with the County Clerk's office where the maps would have been filed.
- The Board members discussed the status of the Alternate Member of the Planning Board. Currently, their only purpose is to take the place of a Board member who must recuse himself from a vote due to relationship matters with the applicant. At a recent training session in the Essex County office attended by Repko, Murdock, and Bleier the NYS Dept. of State spokesperson addressed this matter. We were told that the Town Board can vote to allow the Alternate to fill in for an absent Board member with all responsibilities of a voting Board member. The Planning Board members agreed that we should petition the Town to allow the Alternate these rights etc. Repko stated that he would draft a letter to the Town Council asking them to amend the Rules and Regulations of the Planning Board to allow the Alternate full voting responsibilities when a member is absent from a meeting.

The Board voted by unanimous decision to adjourn the Planning Board meeting at approximately 8:16 PM.

Respectfully Submitted By:

Glen Repko, Chairman

Town of Schroon Planning Board