

**Town of Schroon**  
**Planning Board Meeting**  
**Thursday, November 14, 2024**  
**7:00 PM at the Town Hall**  
**Minutes**

Board Members present: Glen Repko, Ken Clark, Duke Connor, and Matt Massiano. Others present: Carl DeCesare, Kevin Hall, and Patricia and William Christian.

Meeting called to order at 7:00 PM with Pledge of Allegiance.

Minutes from October 10, 2024, meeting were emailed earlier in the month to the Board members for review. The minutes were reviewed again by the Board members and officially approved unanimously with a motion from Ken Clark and a 2<sup>nd</sup> from Duke Connor.

**Old Business**

- Kevin Hall had requested to be on the agenda representing Deanna Greer and the final review of an application for a boundary line adjustment at 360 Fraternaland Rd. Schroon Lake, NY (Paradox Lake). We forgot to add him to the agenda but provided time to present the final surveys to the Board. Mr. Hall presented the final drawings of the boundary line adjustment combining two adjacent lots together as one lot. The Board reviewed the updated survey map and found it consistent with what the Board had discussed at the September meeting when the application was first presented for consideration. Duke Connor motioned to approve the boundary line adjustment seconded by Ken Clark and unanimously approved by a vote of the Board. Repko stamped and signed the drawings and suggested that they be filed with the County Clerk as soon as possible. Repko kept a copy and filed it with the Town of Schroon Assessor's office for the applicant.

- Final review of an application for the “Boundary Line Adjustment DeCesare/Hettenbaugh” 311 Aldermeadow Rd Schroon Lake, NY. Carl DeCesare presented the updated survey drawings as requested by the Board at the November meeting. Matt Massiano was not at that meeting, so Mr. DeCesare reviewed the project with him. It included moving a small piece of the property containing a pole barn from one lot to the other lot. The new lot with the pole barn on it and would be included in the sale of the updated lot at a future date. Ken Clark motioned to approve the boundary line adjustment seconded by Matt Massiano and unanimously approved by a vote of the Board. Since the surveyor of the property employed by the Hettenbaugh’s was reluctant to include the milar drawing as required by Essex County, Mr. DeCesare agreed to contact the Board Chairman when the milar was completed for review and stamping and signing of all copies of the survey. The Board agreed to this to accommodate the applicant in a timely manner.

## **New Business**

- William and Patricia Christian applied for approval of a three-lot subdivision “William and Patricia 3 Lot Subdivision” at 1503, 1493, and 1495 US Rt 9 Schroon Lake, NY. This application was actually part of a five-lot subdivision initially submitted and approved by the Planning Board in 2008. The problem just found recently was that only two of the approved lots were filed with the Town and County thus leaving three remaining lots as a single parcel now requiring review and approval by the Board in 2024. The two lots were sold over the years, and the Christians want to subdivide that parcel into three lots for future development. The Board reviewed the drawings of the subdivision and sympathized with the client over the error in 2008. Although the three lots do not meet zonings required 100’ frontage, it was noted by the surveyor on the original drawings from 2008 that the Zoning Board of Appeals approved a variance in 2008 allowing for the narrower lots. The Planning Board reviewed this notation on the maps and agreed to accept the variance since it was part of the survey maps thus being an accurate representation of the property and partially filed with the Town and County in 2008. Duke Connor motioned to approve the three-lot subdivision as presented and seconded by Ken Clark and unanimously approved by the Board. The Christians were advised that they must

present updated surveys with current dates on them to the Board for final approval. They are also required to send certified letters including a copy of the Public Hearing Notice with receipts requested to the two adjacent property owners advising them of their application and a Notice of Public Hearing for this subdivision to be held at the December 12, 2024, Planning Board meeting at 7:00 PM in the Town Hall. Repko said that the Town would also post Public Hearing Notices in the Town newspaper and in Town Hall to advise the public of this proposed project and application to voice their opinions if any.

Connor made a motion to adjourn the Planning Board meeting seconded by Massiano and the Board voted by unanimous decision to adjourn the Planning Board meeting at approximately 8:05 PM. The next meeting is tentatively scheduled for Thursday, December 12, 2024, at 7:00 PM in the Town Hall meeting room.

Respectfully Submitted By:

Glen Repko, Chairman

Town of Schroon Planning Board