

Town of Schroon
Planning Board Meeting
Thursday, July 10, 2025
7:00 PM at the Town Hall
Minutes

Board Members present: Glen Repko, Bruce Murdock, Duke Connor, and Doug Bleier. Others present: Lewis Donnelly.

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

Review and approve the Minutes of June 12, 2025, meeting. The Minutes were emailed earlier in the month to the Board members for review. Murdock motioned to accept the minutes with a second from Bleier. The Board voted to unanimously approve the minutes.

Old Business

- Conditional approval was given to Mount Severence Homes 3 Lot Subdivision 1370 US Rt..9 Schroon Lake, NY 12870 in the June meeting. One condition was not yet completed, the removal of the outbuildings, that condition was completed prior to this meeting so all conditions were met. Murdock stated that since we conditionally approved the subdivision at the last meeting and all conditions had now been met, the Board should stamp and sign the drawings. All Board members agreed. Repko signed and stamped the drawings telling the applicant to bring copies to the County Clerk's office for filing. Once they were filed there he could start work on the subdivision. Repko said he would give a copy to the Assessor's office.
- The Board reviewed the final drawings for the Wolf Den 3 Lot Subdivision adjacent to the Mount Severence Homes subdivision noted above. They found no issue with the drawings. They were as presented at the previous meeting and in agreement with the Board's recommendations. The applicant Lewis Donnelly stated that the road into the subdivision would be

22' wide, with a fire truck accessible turn around, with a fire hydrant on the property from the waterline on Rt.9. Murdock, seconded by Bleier, motioned to suspend the regular meeting and open the Public Hearing on the Wolf Deb Subdivision. The Board agreed. There was no one in the audience to question or discuss the project. Donnelly submitted the receipts from the Certified letters from the adjacent property owners. Murdock, seconded again by Bleier to end the Public Hearing and reopen the regular meeting. The Board agreed. The Board took a final look at the final set of drawings and found no issue with the project. Bleier, seconded by Murdoch motioned to give final approval to the project and stamp and sign the drawings. The Board agreed unanimously. Repko stamped and signed the drawings telling the applicant to file them with the County Clerk's office and then he could continue moving forward on the subdivision. Repko said he would give a copy to the Assessor's office.

New Business

- The Board discussed the status of a building lot at 19 Pointe Rd Schroon Lake, NY 12870. The Building Dept. questioned that it was a buildable lot since it didn't meet current Town requirements. The Board discussed this. Murdock stated that he understood that this subdivision was approved by the Town Planning Board in 1996 or so (nearly 30 years ago). He also said that 20+ houses have been built on lots that were of various sizes as of record, he believed, all approved by the Board nearly 30 years ago. If they were all approved then, that approval stands today. The Board reviewed a survey of the property. The Board agreed with Murdock that this was an approved subdivision back then, with different lot sizes, and that approval stands today and the owner must be allowed to build on the 19 Pointe Rd. lot.
- Murdock made a motion to adjourn the Planning Board meeting seconded by Bleier and the Board voted by unanimous decision to adjourn the Planning Board meeting at approximately 7:48 PM. The next meeting is tentatively scheduled for Thursday, August 14, 2025, at 7:00 PM in the Town Hall meeting room.

Respectfully Submitted By:

Glen Repko, Chairman

Town of Schroon Planning Board

