

**Town of Schroon**  
**Planning Board Meeting**  
**Thursday, September 11, 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, William Lohrman, Lawrence T. Goodrow, John MacMillen, Brooke Clark, Marty Korn, and Phylis Korn,

Meeting called to order at 7:04 PM with Pledge of Allegiance and a moment of silence for the victims of the 9/11 disaster.

Review and approve the Minutes of July 10, 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**

- No old business to review.

**New Business**

- The Board reviewed an application "Rosies Place" for a two lot subdivision at 226 Old Schroon Rd. Schroon Lake, NY 12870. The property owner is William Lohrman and is represented by Lawrence T Goodrow. Mr. Goodrow's family intends to purchase the new lot from Mr. Lohrman if approval is given by the Board. The Board reviewed the application and the map showing the existing property and how the applicant would like to subdivide the property. Effectively, the new lot would be +/- 126.4' X 126.4'. Murdock commented that the drawing and application looked "pretty cut and dried". That the subdivision did not seem to have any issues for the Board. Murdock motioned

with a second by Doug Bleier to conditionally approve the two lot subdivision based on receiving 6 copies of the new survey map showing the two lots (1 mylar copy and 5 paper copies), a Non Jurisdictional letter from the APA, certified receipt requested letters sent out to the adjacent property owners with receipts returned to the Board at the Public Hearing, and a Public Hearing scheduled for November 13, 2025 at approximately 7:00 PM in Town Hall Leland St Schroon Lake, NY 12870. The Board voted unanimously to approve the motion.

- The Board reviewed an application "Korn Subdivision" for a three lot subdivision at 15 Townsend Rd Schroon Lake, NY 12870. The owner Mr. Korn discussed the application and showed the survey map locating the three lots requested in Mr. Korn's subdivision. The Board reviewed the application and the survey map. The Board found no issues with the applicant's proposal and Murdock motioned seconded by Bleier to conditionally approve the three lot subdivision based on receiving 6 copies of the new survey map (1 mylar copy and 5 paper copies), certified receipt requested letters to the adjacent property owners with receipts presented at the next Planning Board meeting, and a Public Hearing at the next Planning Board meeting on October 9, 2025 at approximately 7:00 PM in Town Hall Leland St. Schroon Lake, NY 12870. The Board voted unanimously to approve the motion.
- The Board reviewed an application "Wolf Den Way" presented by Lewis Donnelly for a three lot subdivision located directly adjacent on the north to the Mt. Severence Store property approximately across Rt.9 from Continental Dr. in Schroon Lake, NY. This property had been approved at the August 2025 Board meeting but the applicant, Lewis Donnelly, changed the layout of the lots requiring Planning Board review and approval. Connor voiced concern over the removal of the tress on the subdivision but Donnelly responded that he was concerned that they could cause damage to the houses on the property and would add additional trees and landscaping to the property to make it more appealing to future homeowners in the subdivision. Murdock motioned, seconded by Connor, to conditionally approve the three lot subdivision based on receiving 6 copies of the new survey map ( 1 mylar copy and 5 paper copies), certified receipt requested letters to the adjacent property owners regarding the subdivision and Public Hearing, and a Public Hearing to be held at the nest Planning Board meeting on October 9, 2025 at approximately 7:00 PM in Town Hall Leland St. Schroon Lake, NY 12870.
- The Board reviewed a two lot subdivision on Jacob's Way owned by Robert B. Roblee to clarify that it is, in fact, an existing subdivision with separate lots

#16 and #17. Apparently, a previous owner petitioned the County Tax Office to place both lots under one tax number causing much confusion as to the reality that there were two separate building lots noted as # 16 and #17. The Board listened to the Petitioner for the owner, Brooke Clark. Clark offered back up information including deeds from the former property dating to approximately 1951 noting the lots in the subdivision at that time including lots 16 and 17 that are in question, a drawing of the lots in the subdivision, Environmental Assessment form showing no adverse effect on the environment, and a letter from the former Town Assessor, Richard Schoenstadt with his review and opinion on the property. In essence, Schoenstadt regarded the property as an approved subdivision by the determining entity at that time in approximately 1970 the Dept of Health. After the Board reviewed all the backup information, they rested their decision on Schoenstadt's letter regarding the two lots as "pre-existing non-conforming lots". Murdock mentioned that this is the case with many properties in the Town of Schroon. The Board members all agreed with Schoenstadt's opinion and recommended that the applicant go to the Essex County Tax Department and petition them to change the two properties back to two separate tax I.D. numbers showing the two separate lots.

Bleier motioned, seconded by Connor, to adjourn the meeting at 8:00 PM. The Board voted to approve the motion unanimously. The next meeting is scheduled for Thursday, October 9, 2025 at 7:00 PM in Town Hall on Leland St. Schroon Lake, NY 12870.

Respectfully Submitted By:

Glen Repko, Chairman

Town of Schroon Planning Board