

Town of Schroon
Planning Board Meeting
Thursday, October 9 2025
7:00 PM at the Town Hall
Minutes

Board Members present: Glen Repko, Bruce Murdock, Duke Connor, Matt Massiano, Doug Bleier and Ken Clark. Others present: Richard Covell, Lea Covell, Laura Corey, Phylis Korn, Martin Korn, Dean Franklin, L.S., Kevin Kavanaugh, Cathy Fariss, and Lewis Donnelly.

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

Review and approve the Minutes of September 11, 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

- Final review of the Korn Subdivision three lot subdivision at 15 Townsend Rd Schroon Lakr, NY. The applicant received conditional approval at the September meeting. The applicant's surveyor Dean Franklin, L.S. presented the updated final survey of the property. He also provided receipts from the certified letters sent to the adjacent property owners and a check in the amount of \$80 covering the application fees. The Board reviewed the survey mentioning the notation of certain foliage on the property. Murdock motioned to close the Planning Board meeting and open the Public Nearing seconded by Bleier. The Board voted unanimously to approve the motion. The Board reviewed the survey map again with no questions. Murdock, seconded by Bleier, motioned to approve the Korn Subdivision and the Board voted unanimously to approve the three-lot subdivision. Repko stamped and signed the drawings and instructed to applicant to file the

approved drawings with the County Clerk's office in Elizabethtown. Repko said he would give an approved copy of the survey to the Assessor

- The Board reviewed the final amended drawings for the Wolf Den 3 Lot Subdivision adjacent to the Mount Severence Homes subdivision noted above. Connor expressed concern over the placement of the septic system, but the Planning Board has no pervue over this placement. It is under the control of the Building Dept. for approval. Connor asked about the placement of foundations. Donnelly stated that the foundations would only be placed on correctly compacted soil dug from the property. The Board reviewed the updated survey noting the change in the size of the lots to allow for an improved configuration. Massiano seconded by Bleier, motioned to close the Planning Board meeting and open the Public Hearing. The Board voted unanimously to approve the motion. The Public Hearing was opened. Laura Corey asked about a line of pine trees that the applicant left between his property and her property. She was concerned that since there was just a line of trees they would be vulnerable to the wind and possibly falling on her property and who would be liable for any damage to her property or home. He stated that he left them as a buffer between his property and her property. He suggested that he would take them down if she preferred. She asked that the trees be removed. Donnelly agreed. Corey asked about the septic leach fields for the property. Donnelly stated that the percolation tests were very good for that property and would be placed as approved by the Town of Schroon. Corey also asked about a "noise ordinance" in the Town. She was concerned about the noise coming from the construction. The Board stated that, to the best of their knowledge, there is no Town noise ordinance. Connor requested that the driveway into the property be paved with water retention ponds to control water runoff. The Board agreed that this would be at the discretion of the Building Dept. Murdock seconded by Connor, motioned to close the Public Hearing and reopen the Planning Board meeting. The Board voted unanimously to approve the motion and the Public Hearing was closed and the Planning Board meeting reopened. The Board reviewed the maps one more time and Bleier seconded by Massiano, motioned to approve the subdivision and the Board voted unanimously to approve the motion. The subdivision was approved. Repko stamped and signed four copies of the survey. Donnelly was to provide two more copies of the survey, one for the Assessor's office and Planning Board records. Repko advised the applicant to file the drawings with the County Clerk's office in Elizabethtown, NY.

New Business

- The Board reviewed an application for the Covell Property Subdivision a proposed four lot subdivision at Potash Rd and Youngs Rd. in Schroon Lake, NY. The Board reviewed the initial drawings for the proposed four lots. Murdock mentioned that it looked like a “straight forward” subdivision. The Board offered no further questions. Bleier seconded by Connor motioned to conditionally approve the subdivision based on reviewing the final survey, certified letters sent to the adjacent property owners with returned receipts, and a Public Hearing. The Board voted to unanimously approved the motion. Repko asked that the applicant let him know when the survey would be ready so the Public Hearing could be scheduled. Repko stated that he would provide the applicant, Richard and Lea Covell, a copy of the Public Hearing Notice to include with the letter to the adjacent property owners. He also stated the application fees would be \$90 payable to the Town of Schroon at the next meeting.
- Kevin Kavanaugh asked to speak briefly with the Planning Board about the proposed Low Income Housing project he was working on at the former Dun Roamin Cabins property on US Rt 9 Schroon Lake, NY located on the west side of the highway just south of the intersection of US Rt 9 and Rt 74. He stated that he was partnering with Adirondack Roots, a group that currently owns the Lee House in Port Henry, NY that would also be redeveloped into similar housing. He said he was currently under contract with the Dun Roamin owner to purchase it. He stated that the project would include a two-story building housing 22 units of 1-, 2-, and 3-bedroom apartments built for low-income housing (families and people earning between \$40,000 and \$80,000). The rent would be based on their income. The project would include a playground area and a parking lot to accommodate the needs of the renters. He would remove the cabins that currently exist on the property. He said that he had until February 2026 to get the project together to submit for financing. Kavanaugh mentioned that he thought the public would like the location of this project better than the originally proposed development adjacent to Tops Supermarket. Connor asked if he had done a project like this before and Kavanaugh mentioned a few similar projects in various locations in New Jersey that he had worked on. The Board had no other questions. Kavanaugh thanked the Board for its time.
- 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 8:25 PM. The next meeting is tentatively scheduled for Thursday, November 13, 2025, at 7:00 PM in the Town Hall meeting room.

Respectfully Submitted By:

Glen Repko, Chairman

Town of Schroon Planning Board