

**Town of Schroon**  
**Planning Board Meeting**  
**Thursday, November 13, 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: Cathy Fariss, John Rose, Marika Jansen, Kevin Kavanaugh, Roxane Egan, Gary Egan, Tim Botterbush, Naomi Veverka, Chris Veverka, Larry Reid.

Meeting called to order at 7:03 PM with Pledge of Allegiance.

Review and approve the Minutes of October 9, 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.

**New Business**

- The Board reviewed an application for the Jansen Boundary Line adjustment at 7 Sumac Lane Schroon Lake, NY. Paul and Marika Jansen purchased the 7 Sumac Lane property this year and were told by their attorney that when he filed the property deed with the Essex County's Clerks Office that the three-lot parcel would then become a two-lot parcel. When Jansen applied to the Town Building Dept for a Building Permit to construct a garage on the second lot he was advised by the Town that there were three lots and the one he wanted to build upon was not a large enough lot for constructing a building. He was advised to contact the Planning Board to correct this matter with a boundary line adjustment combing two of the lots allowing for a lot large enough to build upon. In essence, to correctly combine two lots into one according to the Town's Rules and Regulations. Jansen presented survey maps of the three-lot parcel and an updated survey map showing the

proposed two lot subdivision. The Board reviewed the maps and decided that there were no issues with combining the two lots and that the attorney was most likely unfamiliar with the Towns Rules and Regulations. Bruce Murdock motioned, seconded by Duke Connor, to approve the boundary line adjustment as presented. The Board voted unanimously to approve the motion. Board Chairman stamped and signed the survey maps and advised the applicant to file them as soon as possible, with the County Clerk's office. Once that was done to check back with the Building Dept. for a permit to build the proposed garage.

- Kevin Kavanaugh spoke to the Planning Board regarding a variance to build a 22-unit low-income housing building consisting of two stories on the former Dun Roamin Cabin property which has not been in operation for many years according to Kavanaugh. He asked for approval of his 22 residential unit project. He presented a map and several building renderings showing the building layout on the property and the proposed architectural design of the building as would be seen from the road etc. The facia of the building was proposed to be colored cement board of APA approved colors and stone trim, with a parking lot, a small children's playground, trash containers, generator location etc. He said he was under contract to purchase the property by December 1, 2025. He would manage the property with a property manager/maintenance person on site. The Board reviewed the map and drawings. Conner asked that Kavanaugh provide the following changes/additions to the drawing: septic site design or a possible package sewer plant, location of a water detention system plus a backup for the system, locate the drainage area, a cross section of the parking lot pavement, the existing tree line and the area of disturbance, a landscape buffer along US Rt 9, locate the school bus shelter on US Rt 9, and location of the property dumpster. The size of the site was questioned as to whether it was 10.6 acres as the purchaser was told or 9.4 actual buildable acres since according to a survey map part of the total acreage to be purchased was on US Rt 9. This would make a difference in the number of allowable units without a Zoning variance. Other questions were if the water pressure would be affected by the additional housing units, about over stretching the fire department, did Kavanaugh file an environmental form, to which the applicant responded that he had, did he contact the Town water Dept, if not he should soon.
- Connor made a motion to adjourn the Planning Board meeting seconded by Murdock 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, December 11, 2025, at 7:00 PM in the Town Hall meeting room.

**Respectfully Submitted By:**

Glen Repko, Chairman

Town of Schroon Planning Board