

Town of Schroon
Planning Board Meeting
Thursday, December 11, 2025
7:00 PM at the Town Hall
Minutes

Board Members present: Bruce Murdock, Duke Connor, Matt Massiano, Doug Bleier and Ken Clark. Glen Repko was absent.

Others present: Lawrence Goodnow, William Lohrman, Laura Corey, Randy Garrison, Cathy Fariss, Chris Fariss, Shawn Fariss, Kevin Kavanaugh, Roxane Egan, Gary Egan, Larry Reid.

Meeting called to order by Bruce Murdock, acting Board Chair, at 7:00 PM with Pledge of Allegiance.

Review and approve the Minutes of November 13, 2025, meeting. The Minutes were emailed earlier in the month to the Board members for review. Clark motioned to accept the minutes with a second from Massiano. The Board voted unanimously to approve the minutes.

Old Business

- **Final review and Public Hearing for Rosie's Place 2 lot subdivision** on Old Schroon Rd. Schroon Lake, NY.

The Board held a final review of an application for the 2-lot subdivision submitted by Mr. William Lohrman. The 1.64-acre property planned for a single-family dwelling is located at 226 Old Schroon Road. Mr. Lohrman provided some of the receipts to Murdock validating that the Public Meeting notice had been mailed to adjacent property owners, but he stated that some of the receipts were reported lost by the Post Office.

Mr. Lohrman handed out property survey maps to the Board, along with a self-completed Short Environment Assessment Form and copies of the APA non-jurisdiction letter which stated that there were no wetlands. When asked about a stream showing on the survey, Mr. Lohrman responded that it was a part of a drainage runoff from I-87. Murdock noted that the survey maps had

not been stamped by the surveyor, nor was a mylar version provided. The Board members reviewed the survey and raised no issues or concerns. Connor motioned to close the Board meeting and open the Public Hearing, with a second by Bleier.

With no comments voiced by the public in attendance, Connor motioned to close the Public Hearing and re-open the Board meeting, which was seconded by Bleier.

The Board then voted on and unanimously approved Mr. Lohrman's application as submitted. Murdock accepted Mr. Lohrman's check covering the application fee, and asked that he provide Repko with stamped survey maps and one stamped mylar copy. Once signed by Repko, Mr. Lohrman was advised he has 30 days to submit to the County.

➤ **Kevin Kavanaugh, Schroon Lake Affordable Housing.**

Kevin Kavanaugh updated the Board regarding a project 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. He requested Board approval to continue pursuit of his 22-unit residential project.

Mr. Kavanaugh provided the Board copies of a Preliminary Subdivision Application and a property survey map showing the existing structures. The Board had previously been provided by email copies of: the Essex County Board of Supervisors "no recommendation or no comment" determination; the Sketch Plan Narrative for the project developed by Engineering Ventures PC; a self-completed Short Environmental Assessment Form; and an APA Jurisdictional Inquiry Form.

As noted in his Application, "a subdivision is not currently being requested", but Mr. Kavanaugh is requesting Planning Board approval of the project as required in the Town of Schroon Zoning Ordinance, specifically Paragraphs 313(a) and 315.

Murdock stated to Mr. Kavanaugh that his engineer's narrative was very helpful, and answered some of the questions posed by the Board in the November meeting. Based on the preliminary plans and survey provided to the Board to-date, Murdock proposed that the Board: classify the project as a Major Subdivision (per Paragraph 2-1.3 of the Town of Schroon Planning Board Rules and Regulations); and approve continuation of the project in accordance with those Major Subdivision requirements (Article IV of the Regulations and the NYDEC requirements referenced in the engineer's narrative. Clark motioned to vote on conceptual approval of the project continuation, which was seconded by Bleier. The Board voted unanimously to conceptually approve the project continuation with the conditions noted.

Murdock advised Mr. Kavanaugh that he was approved to continue his analysis of the Town's Major Subdivision requirements, with which he stated he was familiar. When he asked the time limitation for final approval, Massiano noted that the Town regulations require Mr. Kavanaugh's final submission within six months of this classification decision.

Members of the public in attendance asked if they could comment, Murdock clarified that this was a Public Board Meeting, not a Public Hearing, which (per the Town regulations) would be held months from now when the final approval application is submitted. In the interim, Murdock requested that any public comments or concerns be submitted to the Town, attention of the Planning Board.

New Business

- No new business to address.

- Bleir motioned to adjourn the Planning Board meeting, which was seconded by Massiano. The Board unanimously approved to adjourn the meeting at 7:15 pm. The next meeting is tentatively scheduled for Thursday, January 8, 2026, at 7:00 PM in the Town Hall meeting room.

Respectfully Submitted By:

Bruce Murdock, Chairman (acting)

Town of Schroon Planning Board