

**Public Hearing held on July 10 2017 at 5:00 P.M. for Proposed Confirmation and Re-adoption of the 1977 Comprehensive Plan and Subsequent Zoning Amendments at the Town Hall in Schroon Lake N.Y.**

**Present:**

**Supervisor:** Michael Marnell

**Councilpersons:** Roger Friedman, Meg Wood, Don Sage and Clara Phibbs

**Town Clerk:** Patricia Savarie

**Town Attorney:** Mark Schachner

**Also Present:** Fran Filshie, Stefanie Bitter, Dan and Deb Gorke, Cathy and Dennis MacDonald, Wally and Shelly Thomas, Roger Mahler, Dick Newell, Rich Schoenstadt, Paul Ceresnak, David Harder, Steven Cass and Elizabeth Insull

Supervisor Marnell called the meeting to order at 5:00 P.M. asking the Town Clerk, Patricia Savarie to read the Public Notice.

**NOTICE OF REVISED PUBLIC HEARING**

**Proposed Confirmation and Re-adoption of the 1977 Comprehensive Plan and Subsequent Zoning Amendments**

**PLEASE TAKE NOTICE** that the Town Board of the Town of Schroon, New York, will meet at the Town Hall, 15 Leland Avenue, Schroon Lake, New York, on the 10th day of July, 2017, at 5:00 P.M. for the purpose of conducting a Public Hearing on introducing proposed confirmation and re-adoption of the 1977 Comprehensive Plan and subsequent zoning amendments

**PLEASE TAKE FURTHER NOTICE** that at said Public Hearing to be held at the time and place set forth above, the Town Board will consider this proposed confirmation and Re-adoption of the 1977 Comprehensive Plan and subsequent zoning amendments and hear all parties interested therein concerning the same.

**PLEASE TAKE FURTHER NOTICE** that a copy of the full text of proposed 1977 Comprehensive Plan and subsequent zoning amendments may be obtained upon request from the Town Clerk of the Town of Schroon.

**Rules for Public Hearing**

1. Comments will be 3 minutes in length.
2. You will get one chance to speak to the Board.
3. We don't need multiple chances and I will do the timing and I will ask that you keep your topic to the Zone Change.
4. Please state your name and address for the Town Clerk for the minutes.

Supervisor Marnell stated that the Proposed Confirmation and Re-adoption of the 1977 Comprehensive Plan and Subsequent Zoning Amendments has nothing to do with the Stewart's project.

Attorney Stefanie Bitter stated she thought the Public Notice was vague in that it is unclear what

Zoning amendments are being confirmed and re-adopted or what changes were made by each listed amendment to the Ordinance. There is no legislative history provided or identified as being available so that the public can have a clear understanding of what is being reviewed by the Board to be confirmed and re-adopted. Likewise, there is no explanation as to why the Zoning Ordinance would need to be re-adopted if no changes are being made at this time.

Town Attorney, Mark Schachner, stated that it was unclear in the minutes if the 1977 Comprehensive Plan had been adopted so the Town Board needed something in the minutes reaffirming that.

In 1976, the Town Planning Board, in cooperation with the Supervisor and the Town Board, began the process of preparing a comprehensive land use study and updating the existing zoning ordinances.

Because of the magnitude of this task and the lack of Planning Board staff, the Town retained Environmental Consulting Group, Inc. (ENVICO) to assist the Planning Board. A grant from the State of New York funded the vast majority of the cost of the project.

As part of the process, the Planning Board distributed questionnaires to all Town taxpayers, including summer residents, which were to be submitted anonymously. The questionnaire sought opinions about the current state of the Town and ideas about what could be done to make the Town an even better place to live. The results of the questionnaire were discussed at a public meeting and included as an Appendix to the Comprehensive Plan.

The Comprehensive Plan includes a description of existing land use, public facilities and services and public transportation, analysis of the results of the opinion questionnaire, goals and objectives and a general land use plan together with several maps including Existing Land Uses; Public Facilities, Transportation Plan and Trails System; Proposed Land Uses and Zoning Map.

Subsequent to preparation of the Comprehensive Plan in 1977, the Town Board adopted various amendments to the Zoning Ordinance over the years which were in accordance with the general development policy provided by the Comprehensive Plan.

Statutory requirements for adoption of zoning regulations and comprehensive plans has evolved significantly since the development of the Town's Comprehensive Plan. The Town Board wishes to confirm and readopt the Comprehensive Plan and the subsequent Zoning Ordinance amendments to clarify and consolidate its endorsement of these actions.

Councilman Friedman stated once we have the Comprehensive Plan on record then when you want to change it, because the Town has changed in the past 40 years, with the waterfront and community strategy in the process, an up to date Comprehensive Plan is important for the Town's

future.

Steve Cass asked why are we approving a 40 year old Comprehensive Plan? Shouldn't we spend time on updating it?

Councilman Friedman stated once you have one on record you have points that help when you apply in the future. We have a Watershed Plan for the lake and a \$300,000.00 to \$400,000.00 grant for Stormwater Run Off and many other projects.

Councilman Sage made a motion to declare the Public Hearing closed at 5:12 PM, seconded by Councilwoman Phibbs; carried.

I, Patricia J. Savarie, do hereby certify the foregoing to be a true and correct transcript from the minutes now on file in my office and of the whole such original minutes.

Dated: July 12, 2017\_\_\_\_\_

Town Clerk