

TOWN OF CLOUD LAKE  
TOWN COUNCIL SPECIAL MEETING  
TOWN COUNCIL CHAMBERS  
JANUARY 18, 2025  
including site visit to 202 Shannondale Road

The meeting was called to order by Mayor Russ Nidy on Saturday, January 18, 2025 at 10:05am.

Attending:	Russ Nidy	Mayor
	Marion Chateau-Flagg	Vice Mayor/Council Seat #1
	Kathleen Hooch	Council Member Seat #2
	Dorothy Gravelin	Town Clerk
Absent:	Alexandra Powell-Sardinas	Council member Seat #3
	John Tyson	Council Member, Seat #4

Also attending: Ray Pola, owner of 202 Shannondale Road and Tom Lisi, Glen Ridge.

The purpose of this meeting is to consider the potential land swap of Lots 9 and 10, Block 5 and conduct a site visit to the property. No other business is to be conducted at this meeting.

The Town was approached by Ray Pola owner of parts of lot 9 and 10 including adjacent submerged land which encompasses The Preserve's littoral shelf and he presented a map for Council to view. He has no use for the submerged land and proposes a land swap whereby he would give the Town this area in exchange for the remaining portion of lot 10 which includes the entrance to The Preserve. It will be easier to understand once we visit the site and he can point out the areas mentioned. It would revert back to the original platted lots. There would also be the 40' County easement on lot 10 which is plenty of room for access to The Preserve, he would grant an additional easement in perpetuity to the Town for access to The Preserve (land would be encumbered). Nothing can be built on the encumbered land. Mayor Nidy added, by doing this Mr. Pola can build a single family home on lot 9 and another on lot 10 rather than a duplex on lot 9. The single family homes would be more of an asset to the Town. There are 4 other properties in this area (111, 113, 115, 115½ Shannondale Road) that do not have 100' lot frontage. This would also give the Town access to the lake from The Preserve allowing the Town to seek grants to cleanup and improve the Preserve and an advantage in forming a non-profit.

A copy of the Memorandum from Town Attorney Bill Doney was submitted and is attached hereto. He provided potential issues pertaining to the requested trade of land with the current owner of the former Newell property.

All those in attendance traveled to the site. Once at the site Ray Pola showed the size of lots 9 and 10 and how he plans to develop them. With 170' total he could have 2 lots each with an 85' frontage. There are 7½' side building setbacks. This also allows two trucks traveling side-by-side on the east side by the Stub Canal. Mr. Pola will be removing the invasive plants and trees on the south side of his property along the lakefront.

While at the site, all viewed the damage to the trees in The Preserve and the dead trees that need to be removed.

Mayor Nidy took the Clerk home as she was not feeling well then returned to Town Hall to meet those remaining. There was no further discussion. This item will be further discussed at the February 13<sup>th</sup> Council meeting. The meeting was adjourned at approximately 11am.

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Dorothy C. Gravelin, Town Clerk

Approved by Council: \_\_\_\_\_