VILLAGE OF ROUND LAKE PLANNING BOARD

FINAL MINUTES: 05/10/2023

Cody Simpson (CS) Recording Secretary
Peter Sheridan (PS), Chair
Tim Lesar (TL), Member
Fred Sievers (FS), Member
Lance Spallholz (LS), Member
Ben Rotandi (BR), Member

Gary Putman, Mayor
Joe Dannible
Wayne Beale

The Village of Round Lake Planning Board held its meeting on Wednesday, May 10th 2023 at 6:30pm in the Round Lake Community Room with Chairman, Peter Sheridan presiding and all members present.

Topic: The Mill

Joe Dannible of Environmental Design Partnership presented on behalf of the Applicant, Connie Lake Properties, Ltd. The Applicant proposes to renovate an existing wood frame covered patio and bar in order to construct a 4,300± sf building addition with minor alterations to existing sewer, water and drainage utilities, and associated parking and driving surfaces. Water service will be provided by a tie-in to the municipal water, and sewer service is provided by the Saratoga County Sewer District.

During the previous meeting this project was tabled until specific information could be provided regarding the following:

- Viable plan for water which is dependent upon a flow test as well as information for potential ground disturbance for the total project
- Special Use Permit granted from the Town of Clifton Park for parking
- Detailed information regarding storm water plans specifically run off, including a sign off from the village engineer
- Detailed information regarding accurate seating numbers

Joe Dannible explained that overall, this site plan remained the same. It was modified slightly in order to keep ground disturbance to less than 1 acre, and less disturbance to a newly built retaining wall. It has obtained preliminary pressure measurements from the Village of Round Lake and has determined they have adequate pressure to operate the system. This includes the use of an 8in line tying into a 6in line.

Storm Water: This project is less than 1 acre of disturbance therefore it is not subject to a Storm Water Pollution Prevention Plan (SWPPP), which requires post storm water controls. They are only required to provide stormwater controls during the construction of the site which it has done. They have provided an Erosion and Sediment Control Plan which outlines this.

Off Site Parking: Wayne Beale is currently under contract to purchase this property which was previously leased. The Town of Clifton Park has grandfathered the area for use of parking which means that no Special Use Permit is needed. This area will provide an additional 40 spaces. This equates to 1 space for every 2.27 seats. The Planning Board stated that this off-site
parking cannot be considered as part of the application until and unless it is owned by the Applicant.

Sewer Flows: Flows have now been assigned to banquet hall, lounge/bar, and ordinary restaurant seats, which is reflected in the general narrative provided. Concern was expressed previously about guest overflow from the bar area moving into the banquet area during peak season of the restaurant. Joe Dannible assured that in the event this does happen, the restaurant does not have the staff to accommodate the amount of people it would take to endanger water flow capacities. It has changed the amount of seating from 122 to 175 to accurately capture the upstairs seating as well.

Lance Spallholz discussed the Short Environmental Assessment Form question 8C regarding Bike Routes near this project. The answer provided by the Mill is “no”, however, the Zim Smith bike route passes closely by. Joe Dannible stated this would be amended to “yes”.

PS asked about question 12B regarding the site being “Archaeologically Sensitive” to which the answer is “yes”, a portion. It has sent letters to the State Historic Preservation Office (SHPO), one of the involved agencies that will be working with this coordinated review.

LS directed attention to question 14 which indicates the area as “urban” as opposed to “suburban”. Joe Dannible agreed to have that changed.

FS confirmed with PS that the village Engineer was in agreement with this information presented today.

Joe Dannible requested that the clock be extended to July 12th in order to have the completion of a coordinated review; which would not be completed in time for the June meeting.

FS moved a resolution to accept the application as complete with the condition that questions 18C and 14 be amended on the Short Environmental Assessment form as well as the applicant agree to extend the clock to July 12th 2023 meeting
PS Second
Vote: Lesar- Yes; Sievers-Yes; Sheridan-Yes; Rotondi-absent; Spallholz-Yes
Resolution enacted.

**Topic: 4/12/2023 Meeting Minutes**

FS suggested removing “Round Lake Hose Company” from page 3.

LS moved a resolution to approve minutes with modification made
TS second
Vote: Lesar- Yes; Sievers-Yes; Sheridan-Yes; Rotondi-absent; Spallholz-Yes
Resolution enacted.

Meeting adjourned 7:03pm