

## ROUND LAKE VILLAGE BOARD OF TRUSTEES MEETING HELD AUGUST 5, 2015

**PRESENT:** Mayor Dixie Lee Sacks  
Trustee Thomas Bergin  
Village Attorney Tom Peterson

Trustee Christopher Nellissen  
Trustee Michael Roets

**ABSENT:** Trustee Heidi Parker

**ALSO PRESENT:** Superintendent John Stevenson  
CEO Peter Sheridan  
Steve Sabella  
Mue Ziegler  
Bob Stromberg  
Deborah Albrecht  
Kim Berry  
Bill Ryan

Fire Chief Frank Mazza  
Cindy Sabia  
Christine Van Patten  
Lindy Guttman  
Denise McDonald  
Debbie Rice  
Ken Rawley

The regular meeting of the Village Board was called to order at 7:02 P.M.

The Pledge of Allegiance was recited.

### **PUBLIC COMMENT PERIOD**

Mr. Rawley asked about the gas flags going up on lawns. Mr. Stevenson responded that the white flags are where drainage is located, and the orange flags are to determine where lines are located. The flags are not permanent. His neighbor had asked if the parking spots at the library could be restriped and Mr. Stevenson responded that the paint is on order for the job.

Ms. Sabia asked if there were fire hydrants available on portions of Route 9, to which Mayor Sacks responded the Fire Department would pump from the lake in case of an emergency, which has plenty of water if needed.

Mr. Ryan wished to address the Village Board about acquiring property from Linda and Robert Connors as Parkland Deed, letter attached. Mr. Ryan asked for questions, and Mayor Sacks and the Village Board had none.

**MOTION by Trustee Bergin** to allow Mayor Sacks permission to have an appraisal of the Connors' property, not to exceed \$500, which was seconded by **Trustee Nellissen**. There was no additional discussion.

**Trustee Nellissen – aye**  
**Trustee Roets – aye**

**Trustee Bergin – aye**  
**Mayor Sacks – aye**

### **MOTION APPROVED**

Ms. McDonald wondered when the gate is going up at Bangs Avenue, now there are only cones delineating the entrance. Mayor Sacks asked Mr. Sheridan if he has contacted the builder, which he had not yet. Mr. Bergin proposed a motion that if a gate is not installed by August 12 to put a stop work order, which Mayor Sacks

seconded. Mr. Roets asked if it was in the PDD. Mayor Sacks has to go back to the PDD, to determine if the stipulation is clearly indicated in the PDD language. Mr. Peterson recommended tabling the motion until the matter is clearer, and the motion was tabled.

### **REPORTS**

**Superintendent Stevenson:** The pump house road is paved, with shoulders added. The sewer system is good. The DPW fixed a drain at Bangs and Washington Avenues. As previously indicated, more paint has been ordered. Donovan was in for tree trimming; however, on Morris, there is a car obstructing one of the needed trimmings. The homeowner is on vacation and unable to be reached.

Mr. Stevenson mentioned there is an area of the Zim Smith trail, between Washington Avenue and the road, where the DPW is looking to put in a walking path and install a bench that is currently in storage. The path would be flagstone and stone dust. He is requesting permission to spend up to \$1,500 with hopefully enough to add leftover materials to Scott’s park. Mr. Nellissen asked if the Village crew would put in the stone and path. He also asked where this would fall under the budget, it was determined that it would be a Parkland Improvement, adding he thinks it is a great idea. Mayor Sacks said there was enough in Park Contractual to cover the costs

**MOTION by Trustee Nellissen** that authorizes Mr. Stevenson to spend up to \$1,500 on materials from budget line 7110.4 for a new walkway from Washington Avenue to the Zim Smith trail, **SECONDED** by Trustee Roets. There was no additional discussion.

**Trustee Nellissen – aye**  
**Trustee Roets – aye**

**Trustee Bergin – aye**  
**Mayor Sacks – aye**

### **MOTION APPROVED**

Mr. Stevenson also has done research on a snow blower, because the DPW has a 2010 mower that is close to being due for replacement, which can be retrofitted into a snow blower. Then the DPW would purchase a new mower. To replace the mower the totals are \$26,401, the mower deck is \$3,686. The 60” snow blower add-on is \$4,622. The cab is \$4,903. The total is \$39,612.

Mr. Nellissen asked if the blower is adaptable, which Mr. Stevenson affirmed. He then inquired if the current mower deck could be moved to the new mower. Mr. Stevenson stated concerns on friction wear, and fatigue cracks, but they are not a current issue. This could save money in the short term.

The current smaller snow blower cannot handle heavy snow. Mr. Peterson confirmed that the major sidewalks are in, and leading to, the new development. Mr. Nellissen wondered about responsibility of the sidewalk above the traffic circle, if that was the state’s responsibility. Mayor Sacks confirmed that the Village has a balance of \$3,000 remaining at the end of the fiscal year, in the general fund \$20,000, water \$5,000, and sewer \$5,000. Mr. Nellissen asked if there is a schedule for new equipment and Mayor Sacks said this is something that Mr. Stevenson needs to do. Mayor Sacks will investigate funds for the next meeting, and Mr. Nellissen asked for replacement projections by the next meeting. Mr. Stevenson indicated that the current state contract would run out at the end of August.

Mr. Stevenson was also to get cost estimates for street sign replacement, but his contacts were on vacation. Mr. Stevenson promised to stay on top of it.

**Animal Control Officer:** No calls so far this month.

**Fire Chief Mazza:** Chief Mazza indicated there were 29 calls this month, 3 for the Village. There were a few calls for kayakers in distress on the lake. The new truck will be in service on the 27<sup>th</sup>. Mr. Sievers sent an email regarding obstructions on the street, that they could not get through Albany Avenue the other day due to construction vehicles. This is a safety hazard.

Chango Drive will be closed next Friday morning, the 14<sup>th</sup>. Raylinksy and Ruhle Roads will then be closed. Jonesville's Fire Department will be covering calls when the Round Lake Fire Department is impeded by the construction.

**Code Enforcement Officer:** A copy of the monthly report is attached. Hillman is behind schedule. Victorian Landings is planning to have people in residence there this winter. They have sold five or six units to date.

**Veteran's Committee:** N/A

**Treasurer:** Report due on August 19.

**WRLIS:** N/A

**Library:** N/A

**Auditorium:** Mayor Sacks reported they had a puppet show today that was very good.

### **OLD BUSINESS**

**Zoning Revisions:** Mr. Bergin indicated that there has not been a meeting yet due to conflicting schedules with the Village Attorney. Mr. Sheridan commented that there are major issues on Route 9 with The Mill and parking, and he recommended changing the parking to three people per spot to mirror neighboring municipalities. Mr. Peterson said that this is a zoning change, which involves notifying surrounding communities, have a public hearing, etc. Mr. Bergin asked if the change is made, would The Mill be grandfathered. Mr. Peterson confirmed they would be; however, if there are any changes, the new zoning goes into effect. Mr. Bergin asked if the Fire Marshall could interfere, and Fire Marshall Paul Parker would represent both the Town of Malta and Village of Round Lake. Mayor Sacks indicated that state would also be assisting. Mr. Nellissen asked if the Fire Chief could be nominated as Village Fire Marshall if needed.

The comprehensive plan is currently under review and this change could be incorporated. Mr. Allen of the Zoning Board of Appeals has terminology and other items are under review. The Planning Board could be making a recommendation to enforce architectural standards on new builds, citing the recent Ames Avenue application. There will be another public hearing to the revisions of the zoning, and these changes could be included. Mayor Sacks will contact Mr. Allen for the next meeting.

**26 Albany Avenue:** Mr. Peterson spoke to the owners, who are on hold after the last Zoning Board meeting. There is a court date of August 13.

**Farmland Protection & Green Infrastructural Plan:** On hold.

**NEW BUSINESS**

**Year End Budget Transfers:** Please see attached. Mayor Sacks indicated the Village is in the black currently in every category, even with the changes made throughout the year. An example is drainage that came out of Parkland’s budget. The changes need to be approved by the Village Board.

**MOTION by Trustee Bergin** to make the budget changes as presented by the mayor, **SECONDED by Trustee Nellissen**. There was no additional discussion.

**Trustee Nellissen – aye**  
**Trustee Roets – aye**

**Trustee Bergin – aye**  
**Mayor Sacks – aye**

**MOTION APPROVED**

**Parking and Drainage Improvements:** Please see attached. Mr. Preisner, project engineer from Lamont, presented his review. He has worked on previous projects, including Hillman Estates and Victorian Landings. The Village is seeking more parking near the Auditorium, with potential areas targeted on the southeast side and the north of the building. The plan could add about 10 – 15 more parking spots, which entails the installation of gravel and painting of lines. There will likely be some drainage work to accommodate the runoff, hoping to tie in to existing draining on Fletcher. With the new spots, a portion of the road might be made one-way for safety reasons. Mr. Preisner and Mr. Stevenson will be reviewing in the next week and they will provide a cost estimate to the Village at the next meeting. Mr. Roets expressed concerns that this may be cost prohibitive with the drainage installation and they may require a smaller project.

**Hillman Update:** The builders would like to change the name to Griffin’s Ridge at Round Lake to prevent confusion with a similarly named street in Victorian Landings. Mr. Griffin was one of the largest benefactors of the Village. Mr. Sheridan has reported they are doing a good job, and have started some work on the sewer, but they are behind on schedule. The weather and other jobs factored into the delay.

**Victorian Landings Checklist:** Please see attached, Mr. Preisner reviewed high points like cleaning catch basins and drainage, water systems, sidewalks, etc. He stated the Village should inherit a clean site. Mr. Nellissen suggested that the board outline what needs to be done now, and then by completion. With the Village Board’s approval, Mr. Preisner will send the list as a draft to Amedore tomorrow. Mr. Nellissen asked if Mr. Sheridan would be speaking to Amedore about the following: overlook completion, gate completion, tree installation, and the master metering pit. If these items are not addressed, further building permits will be denied. Mayor Sacks said the water is not going into the catch pond as designed but instead into the circle. This is a result of DOT restrictions and a lip that is preventing the flow. There is also no signoff from the DOH regarding the water system on file. The Village can obtain the signoff if needed

Mr. Peterson asked for the checklist numbers corresponding to immediate items – 6, 7, 13, 23, 25, and 29.

**Corrective Action Plan for Future Sales of Parkland:** We need corrective action on the parkland deed based on the audit, to get an appraisal before purchasing or selling per the attached.

**RESOLUTION 43 OF 2015**

**WHEREAS**, by letter dated May 15, 2015, the office of the NYS State Comptroller found that the Village is in need for a Corrective Action Plan (“CAP”) with respect to future sales of Village Parklands; now, therefore it is

**RESOLVED** that future parkland alienations comply with all of the requirements of the Legislation permitting such alienation, and that a letter from the Village Attorney that such alienation is in compliance with the requirements of the legislation shall be presented to the Board of Trustees prior to the alienation taking place; and it is

**RESOLVED** that the value of the parkland to be alienated shall be determined by appraisal and a copy of such appraisal maintained in the minutes of the meeting of the Board of Trustees at which alienation is approved; and it is lastly

**RESOLVED** that the compensation received for alienated parkland shall be equal to or greater than the appraised value.

**RESOLVED by Trustee Nellissen, SECONDED by Trustee Bergin.**

**Trustee Nellissen – aye  
Trustee Roets – aye**

**Trustee Bergin – aye  
Mayor Sacks – aye**

**RESOLUTION APPROVED**

**CORRESPONDENCE**

Mayor Sacks read correspondence from 4 Bowman Avenue from Mr. David Jaffee and Ms. Rozanne DiNatale regarding 6 Bowman Avenue, and their concerns about an abandoned pool. Mr. Bergin said that it is an above ground pool and he feels it should be taken down. There is no water in it, but it is collecting debris. Mr. Peterson will contact the bank.

The second letter was Ms. Deidre Myers of 6 Troy Avenue and is concerned about mold on 4 Troy Avenue. She feels that the debris and odor are health hazards. She has been disappointed with the response of the property managers and upset over what she felt was a retaliatory act of spraying weed-killer on her morning glories.

Mr. Bergin suggested that the Village Attorney be allowed to write sternly worded letters to the owners of the respective problem properties. Mr. Sheridan said villages and municipalities could recover up to 85% of the cost of removals. Mr. Nellissen seconded his support of the removals and letters. In discussion, the village can act as the board of health in situations like this. Mr. Mazza asked if there was a list that could be provided to the Fire Department. Mr. Bergin asked for a list with the owner/bank, and Mr. Sheridan confirmed there are nine properties.

**APPROVAL OF MINUTES**

**MOTION** by Trustee Bergin to approve the minutes for the Village Board of Trustees meeting as held on July 1, 2015, with minor changes suggested from Mr. Nellissen, **SECONDED** by Trustee Roets.

**UNANIMOUSLY APPROVED**

**VILLAGE ATTORNEY**

No items at this time.

**VILLAGE MAYOR**

Mayor Sacks indicated that the Village would be providing a tent for the Arts & Crafts Festival, put up by the DPW. The Village Board had no objections.

The Drama Camp would like to lease the Auditorium for twelve nights in October, Tuesdays and Thursdays, with final performances on the 24<sup>th</sup> and 25<sup>th</sup>, but there is a concern about a lack of heating. They are requesting a rate. The month of July was about \$2,300 – about \$100 a day. Mr. Nellissen suggested \$50 a day as it was off-season.

**VILLAGE TRUSTEES**

Mr. Nellissen and Mr. Bergin had no comments. Mr. Roets asked Mr. Stevenson about water valves that need to be replaced, and Mr. Stevenson indicated it is under review. The chipper is also under repair, which is old, and needs parts.

**ADJOURN MEETING**

**MOTION** by Trustee Bergin to adjourn the meeting at 8:26 P.M.

**MEETING ADJOURNED**

Respectfully submitted,

*Heather K. Elford*

Heather K. Elford  
Planning Board Secretary