

Planning Board Meeting April 13, 2011

Present:

Lance Spallholz, Chairman
William Ryan
Peter Sheridan
Virginia Hewitt
Sandy Debus
Fred Sievers
Thomas Peterson, Planning Board Attorney

Absent:

N/A

Guests:

Bill Hohenstein
Melissa Hohenstein
Corliss Robichaud
Stuart Hodsoll

Agenda: April Monthly Meeting

- Osborne Property Subdivision
 - Robichaud Property Subdivision
 - Open Discussion
-

At 7:00 PM, Mr. Spallholz called the meeting to order.

Osborne Property Subdivision

Mr. Hohenstein is under contract for the Osborne property at 35 New York Avenue, a property of 2.54 acres. This is a RV1 residential property with a minimal size lot of 14,000 square feet with minimal frontage of 100 feet, with front, side and rear setbacks at 40-20-50. This piece of property is at the terminus of New York Avenue. There is an informal road to a 32 acre lot behind the property and there are concerns to the right of way. Mr. Sievers stated that the land behind the Osborne property is currently owned by John and Paul Roerig on Ruhle Road. It touches Morris Road and there is a stream that goes through the property. If there is a right of way via the Osborne property it still needs to be honored.

The Hohensteins' are considering subdividing the property, renovating the existing home and building a duplex that will keep architecturally with the village. Mr. Sheridan inquired if they are planning on living there and their plans are still undecided at the moment. The next steps are to have a survey conducted and to find out if there is a deeded right of access. After that the Planning Board can declare this a minor subdivision and then have a public hearing, after which either of the properties can be listed for sale.

Robichaud Property Subdivision

Ms. Robichaud had a survey done on March 22, 2011, with the 2.86 acre portion as a minor subdivision. The property is currently 45.6 acres, with the plan of subdividing out 2.86 acres and only the 2.86 acres would be for sale. This would not include the pole barn and would therefore have a proposed 20' wide egress and easement. The Round Lake Planning Board would need to send a copy of final approval to the Clifton Park Planning Board as 9,000 square feet of the property resides in Clifton Park. There is no intent for construction on the remaining property and the stream will become the property boundary.

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As this will be a minor subdivision, Ms. Robichaud has provided a survey of the subdivision, but will also need a survey of the remaining lot after the subdivision. The Board will need a map that shows all of the non-contiguous parcels for the Village of Round Lake and Saratoga County. Per Section 158-20 of the Code of the Village of Round Lake for a minor subdivision the proposed subdivision complies with the conditions. Ms. Robichaud has 6 months from the classification of the subdivision to submit the formal application and to pay the fee per Section 158-5. The Board agreed that whatever Saratoga County will accept for the survey, Round Lake will also accept and not be more stringent than they are. The Board also recommended that Ms. Robichaud should find out what Clifton Park will require. Mr. Peterson recommended contacting Amy Frederickson for consultation regarding requirements.

After discussing the Village Code and the need for the survey of the 2.86 acres and a survey of the remaining property, Mr. Spallholz asked for a motion that as defined in 158-20 of the Code of the Village of Round Lake that the Robichaud property can be a minor subdivision. Ms. Hewitt made the motion, which Ms. Debus seconded. Mr. Spallholz polled the board: Mr. Sheridan – aye, Mr. Sievers – aye, Ms. Hewitt – aye, Ms. Debus – aye and Mr. Spallholz – aye.

Open Discussion

Mr. Spallholz asked Mr. Peterson if Malta is generating the MS4 report and if Round Lake is hiring them to do that; Mr. Peterson will research and respond. Mr. Spallholz asked for a motion that at the May 11, 2011 meeting that there will be a Public Hearing for the MS4 annual report if it is required. Mr. Sheridan made the motion, Ms. Debus seconded the motion, and all were in favor.

The February minutes were then reviewed. Ms. Debus made a motion to approve the minutes and appended resolution as submitted, which Ms. Hewitt seconded, and all were in favor.

Ms. Hewitt made a motion to adjourn at 8:18 PM. All were in favor.

Respectfully submitted,

Heather Elford
Planning Board Secretary