

**Planning Board Meeting
June 8, 2011**

Present:

Lance Spallholz, Chairman
Peter Sheridan
Virginia Hewitt
William Ryan, Alternate

Absent:

Fred Sievers
Sandy Debus
Thomas Peterson, Planning Board Attorney

Guests:

Corliss Robichaud
Stuart Hodsoll
James Trainor, Attorney

Agenda: June Monthly Meeting

- Robichaud Property Subdivision Public Hearing
 - Round Lake Subdivision Law Proposed Revisions
 - Open Discussion
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At 7:03 PM, Mr. Spallholz called the meeting to order, with Mr. Ryan filling in for Mr. Sievers. Ms. Debus and Mr. Peterson also let Mr. Spallholz know they may not be able to attend the meeting.

Robichaud Property Subdivision Public Hearing

Mr. Spallholz opened the public hearing for Ms. Robichaud's minor subdivision of 2.86 acres of land from her 55 acres, of which 45.6 acres is within the Village of Round Lake. Mr. Trainor indicated that all the paperwork for the application is on file and expressed their appreciation of the waiver for the survey; based on that he concluded his remarks. Mr. Spallholz inquired if there was a potential of a hold up for filing with Saratoga County and Mr. Trainor assured that they would go through with the application forthwith. There were no further questions from the board or audience.

Mr. Ryan motioned to close the hearing, which Ms. Hewitt seconded. Mr. Ryan – aye, Ms. Hewitt – aye, Mr. Sheridan – aye and Mr. Spallholz – aye. Mr. Spallholz believes that Mr. Peterson is in possession of the Robichaud subdivision file folder; reviewing the SEQR form again there are 45.6 acres in Round Lake, and the subdivision will comply with residential zoning and no permit approval is needed. Essentially, the property will change hands without environmental impact. Mr. Sheridan then made a motion to approve a negative declaration, Mr. Ryan seconded the motion and all agreed. Ms. Hewitt made a motion to accept the subdivision approval, which Mr. Sheridan seconded and all agreed. Mr. Spallholz told Mr. Trainor that the paperwork should be ready by Friday, June 10, 2011.

Per Mr. Trainor's request, the board then reviewed the May 11th and May 25th meeting minutes. For the May 11th minutes, Mr. Sheridan made a motion to accept the minutes as submitted, which Ms. Hewitt seconded and all agreed. Reviewing the May 25th meeting minutes, there has been no contact from Clifton Park or Saratoga County to contest Round Lake's position of lead SEQR. The May 25th meeting minutes were amended to show the total acreage as 55 acres. Ms. Hewitt then made a motion to approve the minutes as amended, which Mr. Sheridan seconded. Mr. Ryan – abstained, Ms. Hewitt – aye, Mr. Sheridan – aye and Mr. Spallholz – aye.

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Round Lake Subdivision Law Proposed Revisions

Mr. Spallholz sent the following proposed changes to the Planning Board via email prior to the meeting:

158-2

Definitions – Minor subdivision, single: The subdivision of property into two pieces where only one piece is to be offered for sale or for which it is to be transferred in ownership.

158-4

B. (2) Classification of the sketch plan as a [add this language] "single minor," minor or major subdivision

158-20

A. (2) [add this language at the end of the paragraph] "In the case where the subdivision has been declared as a single minor subdivision only that piece which is to be offered for sale or ownership transfer needs to be surveyed."

[add this language]

(6) The subdivider shall notify the Planning Board that the survey and plat to be filed with the County Clerk satisfies the requirements of the County Clerk.

B. [remove and replace with, the last sentence language of 158-25 A.]

Said survey and plat shall be in a form acceptable to the County of Saratoga for filing.

Discussion then began regarding the proposed changes. Ms. Hewitt asked if feedback regarding the use of tax maps instead of surveys had been received from Mr. Peterson. Mr. Spallholz indicated he had not heard from Mr. Peterson regarding this subject. Mr. Ryan and Ms. Hewitt had concerns about putting the onus on the property owner to go to the County to determine survey requirements in the absence of Mr. Peterson's opinion. Mr. Sheridan stated that if the County accepts Ms. Robichaud's application it will set precedence, but, the application is not yet final. Mr. Spallholz pointed out that Round Lake is not the keeper of maps, Saratoga County is; therefore, what is acceptable to the County is acceptable to Round Lake. The board agreed to table the discussion until the next meeting pending feedback from Mr. Peterson.

Open Discussion

Mr. Spallholz stated that he needs to obtain the Robichaud folder from Mr. Peterson. Mr. Ryan made a motion to adjourn at 7:41 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary