

## **Planning Board Meeting August 10, 2011**

### **Present:**

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

### **Absent:**

Sandy Debus

### **Guests:**

Robert Connors  
Linda Connors  
Dixie Lee Sacks, Mayor

### **Agenda: August Monthly Meeting**

- Proposed Connors Property Subdivision
  - Proposed Grant for Village of Round Lake purchase of Roerig Property
  - Round Lake Subdivision Law Proposed Revisions
  - Open Discussion
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At 7:04 PM, Mr. Spallholz called the meeting to order. Mr. Ryan will be sitting in for Ms. Debus who will be absent this evening.

### **Proposed Connors Property Subdivision**

Mr. Connors presented a survey dated 1983 and confirmed that there was one deed with both lots joined in 1985. This would be a subdivision and the Connors confirmed they would eventually sell the remaining lot with the house. The total acreage for subdivision is approximately 1/3 acre. In reviewing the survey map there is more than enough room for a 10 foot setback adjacent to Tenth Street; therefore, there is no issue with making the divided lot into a building lot.

Mr. Peterson that a surveyor will need to provide the paperwork for filing a map with the County. The original surveyor Bob MacFarlane may be able to amend the original map to show the subdivision in 2011. The Saratoga County Clerk must be willing to file the paperwork as presented. Mr. Peterson advised that what the Connors have now is sufficient for the Planning Board, but it also needs to be sufficient for the County Clerk. Per Round Lake Village Code 158-4, they will need to present the Board with a sketch plan no later than 10 days prior to the next Planning Board meeting, where the Board will then determine whether it is a minor or major subdivision, make recommendations and initiate the SEQR process.

### **Proposed Grant for Village of Round Lake purchase of Roerig Property**

Ms. Sacks showed the Planning Board a new zoning map of the Village of Round Lake that was created with Caleb Stratton, former Urban Planner of the Town of Malta, Mr. Peterson and Ms. Whitbeck. 50 copies have been ordered to have on hand, and another map is being created to specifically show the deeded parkland of Round Lake.

Ms. Sacks has come to the Planning Board tonight to advise the Village is looking to purchase 33 acres of land from the Roerigs and they are applying for an acquisition grant for parkland. They have support from several

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key people and organizations, including Saratoga PLAN, and are requesting the Planning Board also write a letter that shows the support of the community for the acquisition of the land. Ms. Hewitt asked Ms. Sacks if taxes will go up for the purchase this property, to which Ms. Sacks responded they would not. Round Lake has a dedicated fund that can only be used for capital improvements including purchase of parklands, but also major projects like drainage or major purchases like playground equipment. Ms. Hewitt also inquired if a referendum would be needed for this purchase and Mr. Peterson clarified that this would fall under a referendum of purpose where if a resident gets enough signatures then the Village would be required to put the action up for a vote.

Mr. Ryan offered a motion that the Planning Board supports the grant application for the acquisition of 33 acres for the preservation of open space, which Mr. Sheridan seconded. Ms. Hewitt indicated that she would like to see improvements such as drainage for existing parks, which Ms. Sacks and Mr. Peterson indicated that is also something the Village Board of Trustees supports. Currently there is a steady stream of income to the parkland fund, approximately \$2,700 per month, generated by the lease of the land for the cell phone tower. After concluding discussion of the motion to approve a letter of support to come from the Planning Board on behalf of the Village Board, drafted by Mr. Peterson for Mr. Spallholz to sign, Mr. Spallholz polled the board: Mr. Sievers – aye, Mr. Sheridan – aye, Ms. Hewitt – nay, Mr. Ryan – aye and Mr. Spallholz – aye.

**Round Lake Subdivision Law Proposed Revisions**

The Board resumed their discussion of the proposed revisions to the subdivision law. It is unknown at this time if Ms. Robichaud's map was filed with Saratoga County and Mr. Peterson has not had an opportunity to further research if tax maps are accepted by other municipalities for map filing. The Board agreed to add this subject to the September meeting, with a potential holdover to October.

**Open Discussion**

The Board then reviewed the June 8<sup>th</sup> meeting minutes for there was no meeting in July. Mr. Ryan made a motion to accept the minutes as submitted, which Ms. Hewitt seconded, and all agreed except Mr. Sievers who abstained.

Ms. Sacks gave Mr. Spallholz a letter from Mr. Gizzi requesting that campers and unregistered cars must be removed from the Connors property and they shall not be parked on Village or personal property as part of the approval of the subdivision. The Board agreed that as long as the Connors are in compliance with the law, they should not and cannot impose that condition.

Mr. Sievers suggested with increased traffic on the horizon that there should be a reintroduction of the proposal that the Board put together four or five years ago for Exit 11A, and perhaps introduce it to Malta. Mr. Peterson mentioned there was going to be supplemental SEQR of traffic on Hermes Road from the impact of Global Foundries, and advised that this may be a good venue to introduce the proposal.

Mr. Sheridan made a motion to adjourn at 8:18 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary