

## **Planning Board Meeting December 14, 2011**

### **Present:**

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

### **Absent:**

Virginia Hewitt

### **Guests:**

Wayne Beale  
Debra Audette

### **Agenda: December Monthly Meeting**

- Proposed pavilion plan at The Mill on Round Lake
  - Open Discussion
  - Proposed Round Lake Subdivision Law Revisions
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At 7:05 PM, Mr. Spallholz called the meeting to order. Ms. Hewitt has been substituted by Mr. Ryan, and there were no meetings in October and November due to a lack of Planning Board items.

### **Proposed Pavilion Plan at The Mill at Round Lake**

Mr. Beale presented his site plan as a part of a pre-submission conference for potential construction of a pavilion in April or May, appendix pages 1 - 3. To formally submit his plan in January, it will need to include fees, SEQR and EAF at which time the Planning Board can determine if a public hearing is needed. Mr. Sievers advised that because of the proximity of the property to Clifton Park it may need referral back to Saratoga County. The Board advised that it will need a site map that shows proximity to property lines and the town line. Mr. Sievers recommended checking out the village code on-line, Section 144, Site Plan Review: <http://www.ecode360.com/6615948>.

Mr. Ryan posed a question regarding the adequacy of the bathroom facilities, to which Mr. Beale responded that they are planning to hook up to the county sewer system shortly. Currently they pump to a leech field, which needs to be cleaned out at least every 30 days. Mr. Peterson asked if there is an existing survey map and if it should be updated. Mr. Spallholz asked about the differences in size in the original drawing, which now just includes the pavilion (48' x 29'), where the original plan included the bandstand. If the drawing is not to be redone, this would need to be updated in handwriting, dated and initialed regarding the change.

Mr. Beale stated that the seating capacity is between 100 and 120 people, which is not changing as the on-site tent is about the same size. With the patio, this is an estimated 240 people outside and 50 people inside. For clarification, it was recommended that Mr. Beale check with the Glens Falls Health Department regarding bathroom requirements for up to 300 people. Mr. Sievers asked if parking is a concern. Mr. Beale said for large band events, a few a year, there is overflow to Route 9, but there is also space that has been previously leased between English Road and the bridge for the overflow. The ratio between parking spaces and seating is in the Village code, and also handicapped parking

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requirements. Regarding noise concerns, and in the interest of full disclosure, Mr. Spallholz disclosed that he has a business relationship with Mr. Tom Schweder.

At 7:25 Mr. Peterson departed the meeting due to scheduling conflicts.

Ms. Debus added that if budget is an issue and Mr. Beale would like a bandstand in the future, it may behoove him to include the potential in the plan; however, he was also advised that this would involve both Clifton Park and Round Lake due to proximity of property lines and it would be a coordinated SEQR review. Mr. Sheridan pointed out that the pavilion will need to be ADA accessible. The Board noted that the roof is the same height as the tavern, but the elevations are different. Also noted, there are safety precautions for drivers backing up with freestanding concrete barriers. There will be some differences in elevation to even out where the tent has been, though no significant cuts into the embankment will be needed, and there are also different seating levels in the plan.

Mr. Beale provided a handout with facts regarding The Mill including the bridge painting, employee counts and sales tax in 2010, the total of which has been surpassed by November 2011, appendix page 4. The Board concluded by reviewing the checklist through the public hearing phase, which can be done in the beginning of the February meeting unless there are issues in January, and the Board can then complete the review in February.

### **Open Discussion**

The Board reviewed the last meeting minutes from September 14<sup>th</sup>. Ms. Debus made a motion to accept the minutes as submitted, which Mr. Sievers seconded, and all agreed, except Mr. Ryan and Mr. Spallholz who abstained. Mr. Sievers added that he wanted to check into public health law regarding subdivision.

### **Proposed Round Lake Subdivision Law Revisions**

The Board agreed to hold this discussion to January, the language was first proposed in June. It would be for the addition of a minor subdivision, single, which would be a new category for a property with only one piece for sale or ownership transfer. This way the sale piece is surveyed, and at some point in the future when the other pieces goes for sale, those will be surveyed. It was suggested to add language that limits the number of times this can be done. Mr. Ryan recommended we pursue the change and Ms. Debus recommended running this past Mr. Peterson again. Ms. Elford will resend the June minutes for review of the proposed language.

There was a brief discussion on the boat launch, which the Board feels that there will need to be more parking needed and concern that larger boats will come to the lake. Mr. Sievers noted that he is in perfect accord with Mr. Ryan on these points. Though under Village jurisdiction, the DEC will police it.

Mr. Spallholz made a motion to adjourn at 8:16 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary