

Planning Board Meeting January 11, 2012

Present:

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

Absent:

Fred Sievers
Thomas Peterson, Planning Board Attorney

Guests:

None

Agenda: January Monthly Meeting

- Open Discussion
 - Proposed Round Lake Subdivision Law Revisions
-

At 7:05 PM, Mr. Spallholz called the meeting to order. Mr. Sievers notified the Planning Board that he would not be able to attend the meeting and Mr. Ryan is sitting in for him. Mr. Peterson also left a message with Mr. Spallholz that he had other responsibilities this evening and could not attend this meeting.

Open Discussion

Mr. Sievers had asked via email about the County Planning Seminar session with Saratoga County on January 25th; Ms. Hewitt has signed up, Mr. Spallholz, Mr. Sheridan and Ms. Debus still need to sign up for the session.

The Board then reviewed the December 14th minutes, which Ms. Debus motioned to approve as submitted and Mr. Sheridan seconded. Mr. Spallholz polled the Board: Mr. Sheridan – aye, Ms. Hewitt – abstain, Ms. Debus – aye, Mr. Ryan – aye and Mr. Spallholz – aye.

Mr. Spallholz asked if there had been further information about the construction of the garage at The Mill. Mr. Ryan said per the Village office since the garage did not require a variance from Clifton Park, there was no mutual jurisdiction notification needed for Round Lake. Mr. Ryan asked if the Zoning Board had given a variance for the proposed Pavilion construction; however, as this is a commercial property it requires site plan review before a variance. Mr. Spallholz asked if the setbacks would be from the Village boundary or the property line when the property is spanning two municipalities, he will follow-up with Mr. Peterson for clarification.

Proposed Round Lake Subdivision Law Revisions

The Board initially began the review of the below changes after Ms. Robichaud subdivided her property in May 2011. The proposed change benefits both the prospective seller by reducing their survey cost and still protects the interests of the village residents (and future neighbors).

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.

**Planning Board Meeting
January 11, 2012**

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.

Ms. Debus made a motion that Mr. Spallholz can petition the Village Board of Trustees for changes as aforementioned, with Mr. Spallholz to research the maximum number of subdivisions for insertion into the description of "Minor subdivision, single" (proposed change to 158-2), which Mr. Sheridan seconded. Mr. Spallholz polled the Board: Mr. Sheridan – aye, Ms. Hewitt – aye, Ms. Debus – aye, Mr. Ryan – aye and Mr. Spallholz – aye.

Ms. Debus made a motion to adjourn at 7:38 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary