

Planning Board Meeting February 8, 2012

Present:

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

Absent:

Fred Sievers
Sandy Debus

Guests:

Chris Collet
Dominick Arico
Wayne Beale
Debra Audette
Michael Callagan

Agenda: February Monthly Meeting

- Proposed pavilion plan at The Mill on Round Lake
 - Proposed Round Lake Subdivision Law Revisions
 - Open Discussion
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At 7:02 PM, Mr. Spallholz called the meeting to order. Mr. Sievers will be absent tonight and Mr. Ryan is sitting in for him. Ms. Debus is also absent.

Proposed Pavilion Plan at The Mill at Round Lake

Mr. Beale brought some of his engineering team to discuss the plans for the site plan application. Mr. Collet and Mr. Arico reviewed the site plan map, showing the property boundaries in red, the division of Round Lake and Clifton Park in yellow and location of the proposed pavilion. This pavilion replaces a seasonal tent on the same footprint.

In a discussion on parking, Mr. Arico established that the overflow has between 20 to 25 extra spots, and there is additional leased parking on the other side of the road with room for 40 or more spaces. With 52 permanent spots, depending on the lines of parking, this can provide up to 120 to 140 spots overall. The Mill is currently waiting for clearance of permit easements and expects they will connect to the sewer line within in the next three to four weeks. Mr. Beale confirmed that the line is in place and awaiting connection pending legal signoff. The tanks and leach fields are also well outside the location of the proposed pavilion.

The current indoor seating capacity and outdoor patio capacity is between 100 to 120 people; there will not be an increase in seating capacity with the addition as it is replacing an existing structure. With the inclusion of the pavilion, there could be approximately 300 people seated. Mr. Beale has been leasing the overflow parking lot for the last three years, and sees no issues with future continuance. With a parking requirement of one spot per five people, this would be about 60 cars and easily accommodated per the aforementioned parking spot numbers.

The usable season for the pavilion will likely be from late April through early October. A side panel may be attached in the possibility of a wedding, but there are no concrete plans at this point. Patio heaters could be used to extend the season of the pavilion, but this would need to be approved by Mr. Gizzi. Mr. Spallholz checked with the board and there were no further questions for Mr. Beale.

The Round Lake Planning Board have declared themselves lead agency and the short environmental assessment form (SEAF) has been submitted. Mr. Peterson advised that once the Board has declared the application complete, they could request more information if needed and then request a public hearing. The village engineer has not yet approved the plan. After the public hearing, if no objections are raised then the Board may accept the preliminary site plan as final.

Mr. Spallholz asked if the bandstand is still included, but Mr. Beale advised they are not interested in pursuing that at this time. Mr. Beale will meet with Ms. Whitbeck within the week, if the fee is paid within a week's time and the engineer, who will likely not attend the public hearing unless there is an objection, will then review the

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plan. Mr. Ryan proposed a motion that the application is complete pending the payment of the fee, within a week of advisement of the fee by the Village Office, which Mr. Sheridan seconded. There was no further discussion and Mr. Spallholz polled the Board: Mr. Sheridan – aye, Ms. Hewitt – aye, Mr. Ryan – aye and Mr. Spallholz – aye. The Board will complete the SEAF following the public hearing so if there were any changes they are change simultaneously with the site plan.

Having effectively declared the application complete, Mr. Spallholz asked if there is a need for a public hearing, which Mr. Ryan requested. The next Planning Board meeting is March 14, which allows enough time to advertise prior to the meeting. Mr. Spallholz requested Ms. Elford to contact Ms. Whitbeck to schedule a public hearing for March 14 at 7:00 PM. Mr. Sheridan made a motion for a public hearing, which Ms. Hewitt seconded. Mr. Spallholz polled the Board: Mr. Ryan – aye, Mr. Sheridan – aye, Ms. Hewitt – aye and Mr. Spallholz – aye. Mr. Beale asked if in the interest of time if we can provide final approval the same night, and without objection from the public hearing the Board could do that.

Open Discussion

Mr. Peterson advised that the Village Board has received a proposal from a developer that wants to develop the property south of Zac's Sports for conceptual review, approximately 65 houses, which would constitute a PDD. The Village Board indicated they would have to have more connectivity with the Village. The Village of Round Lake does not have an application for a PDD, with the town of Malta's an acceptable alternative, but one is need for the few areas that could meet the criteria. Mr. Ryan suggested the possibility of cluster housing that is residential and walkable. The developer could potentially attend the March 14 meeting.

Mr. Spallholz suggested putting together a list of lessons learned from the Victorian Landings PDD. Mr. Peterson confirmed that the Village Board could not amend a PDD unless it is something specific like extending the development date; zoning laws require a public hearing otherwise.

Proposed Round Lake Subdivision Law Revisions

Mr. Spallholz presented a copy of the letter that he will be submitting to the Village Board regarding the proposed revisions. This included the suggestion from the Board last month to include limitations in 158-20:

C. The use of a "Minor subdivision, single" may not be used in a repetitive fashion to circumvent the declaration of a "Major subdivision". If the same owner makes a fourth request for "Minor subdivision, single" on a deed then the Planning Board is to treat the request as a Major subdivision.

Ms. Hewitt made one wording suggestion, and Mr. Peterson added some additional changes. Mr. Spallholz will submit the changed proposal to board for review next week.

The Board then reviewed the January 11 minutes, which Ms. Hewitt motioned to approve as submitted and Mr. Ryan seconded. Mr. Spallholz polled the Board: Mr. Sheridan – aye, Ms. Hewitt – abstain, Mr. Ryan – aye and Mr. Spallholz – aye.

Ms. Hewitt made a motion to adjourn at 8:11 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary