

Planning Board Meeting March 14, 2012

Present:

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

Absent:

Peter Sheridan

Guests:

Linda Connors
Sue Thompson
Michael Roets
Wayne Beale
Debra Audette
Keith Johnson
Michael Callagan

Agenda: March Monthly Meeting

- The Mill on Round Lake Public Hearing
 - Open Discussion
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At 7:06 PM, Mr. Spallholz called the meeting to order. Mr. Sheridan is absent from the meeting. Mr. Spallholz informed the Planning Board that after the February meeting Ms. Debus announced her retirement, and Mr. Spallholz commended her service. He then introduced Mr. Roets who is awaiting appointment by Ms. Sacks as the new board member.

The Mill at Round Lake Public Hearing

Mr. Spallholz announced the opening of the Public Hearing for the site plan review. He asked the audience if there were any comments they wished to share. "I'm all for it," Ms. Thompson declared. However, she did request that during lighting installation for the proposed pavilion if it could be changed to "quiet lighting" to diminish the light that shines toward her home. Mr. Spallholz asked if the area behind the pavilion will be lit, and Mr. Beale responded that it would be and that there is lighting on the north side of the property and in the auxiliary parking area.

Mr. Johnson, a northern neighbor to The Mill, thinks it is a great addition to the property and he has no issues with the construction. Mr. Callagan said that he received a call from the owner of the neighboring apartment building who said he would write a letter to the Planning Board indicating he is also in favor of the construction. With no further comment from the Planning Board, Mr. Spallholz closed the Public Hearing at 7:13.

With the hearing held, and no apparent issues noted, the Planning Board then assessed the forward progress of the site plan. Mr. Sievers indicated that the site plan needs approval and declaration as the lead agency for the SEQR. Starting with the site plan, Mr. Peterson indicated from the last meeting minutes the fees were to be paid within a week of the meeting and noted that Mr. Beale paid the fee March 12th and that it would not have allowed the engineer enough time to review the plan. Mr. Sievers felt an engineer's intervention would not be needed; however, if the building inspector feels it is needed, the engineer's fee would also

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have to be paid as required. Mr. Sievers feels that parking, water and sewer matters have been addressed and having the support of the neighbors speaks positively to the building of the pavilion. Mr. Ryan then made a motion to issue a negative declaration using a SEQR Short Form and contemporaneously grant final site plan approval, accepting the preliminary plan as the final plan. Ms. Hewitt seconded the motion. Mr. Spallholz polled the Board: Mr. Sievers – aye, Ms. Hewitt – aye, Mr. Ryan – aye, and Mr. Spallholz – aye.

Open Discussion

The Board engaged in a lengthy discussion of the history of the property south of the Village that is under review for a potential development. Mr. Ryan expressed concern how it would integrate with the Village. Mr. Peterson iterated that the Village Board had expressed the same concern to the developers. Mr. Spallholz, Mr. Ryan and Mr. Roets also expressed concern over the increase in traffic. Mr. Sievers indicated that this would come in as a PDD, but Mr. Peterson indicated that if it is incompatible with requirements that the Village Board will not refer it to the Planning Board.

Mr. Spallholz will follow up on the proposed wording change to the subdivision laws.

The Board then reviewed the February 8th minutes, which Ms. Hewitt motioned to approve as amended and Mr. Ryan seconded. Mr. Spallholz polled the Board: Ms. Hewitt – aye, Mr. Ryan – aye, Mr. Sievers – abstain and Mr. Spallholz – aye.

Mr. Sievers made a motion to adjourn at 8:07 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary