

**Planning Board Meeting
May 9, 2012**

Present:

Lance Spallholz, Chairman
Fred Sievers
Peter Sheridan
Michael Roets

Absent:

Virginia Hewitt
William Ryan, Alternate
Thomas Peterson, Planning Board Attorney

Guests:

Dixie Lee Sacks, Mayor

Agenda: May Monthly Meeting

- MS4 Report
 - Development Planning
 - Open Discussion
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At 7:05 PM, Mr. Spallholz called the meeting to order. Ms. Hewitt and Mr. Ryan are absent from the meeting.

Ms. Sacks is here to discuss several recent items that have come before the Village Board that will affect the Planning Board. She led the discussion with changes to the local law over discrepancies of architectural standards when first implemented. The updates removed the conflicts and the changes passed the Village Board.

She had a preconstruction meeting with Amedore-Farone LLC, who are going to start on the Victorian Landings development within the next 30 days. They have a local contractor, J. Lucarelli & Sons Inc., doing the grading of the land for construction. Some of the sand removed will be stored at the DPW garage, some will go to the Town of Malta and the contractor will handle the rest. It is going to take six to nine months to complete the grading. If there are any issues with dust, they will come in and sweep the road. If there are issues with the traffic circle, which is under the jurisdiction of the state highway department, the complaints will come to the Village. The Village is in the process of looking for a new MS-4 Coordinator. Ms. Sacks will send a letter out regarding the impending construction and copy the Planning Board via email.

Ms. Sacks advised that Mr. Kevin Dailey submitted a PDD for development on the south side of the Village, which the Village Board rejected. He may come back to the Village Board with either a subdivision of 35 houses or a PDD of approximately 50 houses. Lansing Engineering has mapped the wetlands on the property, which the DEC will need to delineate with a 100-foot buffer. Round Lake will get a notice that the survey is complete. It was suggested by the Planning Board to add language to the PDD that the terms of a PDD cannot transfer by means of a land sale.

The water tower has been scheduled for draining and painting; during this time, the water will pass to the village directly from Clifton Park, which will bypass the Round Lake water tower, around June 1.

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MS4 Report

Mr. Spallholz will be preparing the report to for submission within the next few weeks. The public hearing will need to be held before June 1st, so the May meeting will be held open until May 30th. Mr. Spallholz polled the Board to hold the meeting open: Mr. Sievers – aye, Mr. Sheridan – aye, Mr. Roets – aye, and Mr. Spallholz – aye.

Development Planning

Ms. Sacks and Ms. Whitbeck provided copies of the checklists for major subdivision and site planning so the Planning Board may familiarize itself with the documents. Upon review, it was noted that coordinated review for the lead agency of the SEQR should be added to the major subdivision checklist.

The Board then reviewed the updates to the architectural standards.

Mr. Roets will send the web links to the Board via email to review the local area wetlands and check the zones for DEC flags based on vegetation.

Open Discussion

The Board then reviewed the March 14th minutes, as there was no meeting in April, but they cannot be approved without a quorum of members present for the March meeting.

At 8:10 PM the meeting concluded and is held open until May 30th.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary