

**Planning Board Meeting  
June 13, 2012**

**Present:**

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

**Absent:**

N/A

**Guests:**

N/A

**Agenda: June Monthly Meeting**

- PDD Legislation Review
  - Open Discussion
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At 7:06 PM, Mr. Spallholz called the meeting to order.

The Board began the meeting by reviewing the outstanding minutes. First, the May 9<sup>th</sup> minutes were reviewed. Mr. Sheridan moved to approve the minutes as submitted, which Mr. Sievers seconded. Mr. Spallholz polled the Board: Mr. Sievers – aye, Mr. Sheridan – aye, Mr. Roets – aye, Ms. Hewitt – abstain, Mr. Ryan – abstain and Mr. Spallholz – aye. The Board then reviewed the May 30<sup>th</sup> minutes. Mr. Sheridan moved to approve the minutes as submitted, which Ms. Hewitt seconded. Mr. Spallholz polled the Board: Mr. Sievers – aye, Mr. Sheridan – aye, Mr. Roets – aye, Ms. Hewitt – aye, Mr. Ryan – abstain and Mr. Spallholz – aye.

**PDD Legislation Review**

In anticipation of the upcoming PDD, the Board reviewed the legislation before the Village Board sends the PDD to the Planning Board. The developer will be presenting their proposal at the next Village Board meeting, June 20, 2012, which Mr. Spallholz encouraged the Planning Board to attend.

Mr. Sievers had to leave the meeting at 7:21 PM due to a fire call.

Discussing concerns on how to join the new development to the existing village residents, the question of where and how mail delivery to the new development was raised and there was speculation if a kiosk would be placed on-site or in the Village Hall.

With the new legislation, the revised laws and architectural standards are the guide to assessing the PDD. The Planning Board has rights to impose building standards and materials. One aspect of the legislation is the calculation of floor area ratios, clarified in the definition section, of how much living space flooring is in the structure versus the overall size of the lot. The ratio shall be no greater than 0.75, which includes garages in the calculation. Buildings, garages and driveways shall not cover more than 60% of the site.

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For a project of greater than 20 units, there have to be at least four building types to choose from including: Cottage Shop, Cottage House, Manor House, Rural Cottage, Mini-Cottage, Cottage House Duplex and Row House.

One of the questions outstanding is the official map status of the wetlands. The proposed wetland impact is .48 per the map submitted.

Regarding subdivision, there is also a question of who verifies the completeness of the application.

Mr. Sievers was able to return to the meeting at 7:53 PM.

The subdivision application, which is simple, first comes to the Village Board. It then comes to the Planning Board within 30 days of the Village Board review without a time limit for the Planning Board to review the application. The SEQR document progresses in tandem with the subdivision application, which needs approval 60 days after the subdivision application is complete. After approval, a SEQR is done in concert with the approved project. Mr. Sievers indicated that the Village would likely be the lead agent of the SEQR process.

Per the map, the house size is approximately 1200 to 2600 feet, the maximum height is 35 feet and the minimum lot size is 4800 square feet. In the mapping of the site, the trees with a diameter greater than 8 inches (158-21, A5) must be mapped.

In the Round Lake Code, 180-18, it stipulates that the Village Board has a right to reject the application based on their review or whether it meets comprehensive plan goals.

**Open Discussion**

There were no additional items to review.

Mr. Roets made a motion to adjourn at 8:33 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary