

**Planning Board Meeting
July 11, 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:

Wayne Beale
Debra Audette
Kevin Dailey
Scott Lansing
Mary Jo Lanahan
Sandy Debus
Dixie Lee Sacks, Mayor
Dwight Havens
Christine Havens

Agenda: July Monthly Meeting

- The Mill Service Bar Proposal
 - Hillman Estates PDD Initial Review
 - Open Discussion
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At 7:03PM, Mr. Spallholz called the meeting to order.

The Mill Service Bar Proposal

Mr. Spallholz asked Mr. Beale to address his request to add a 30' bar along the back (east) wall. Mr. Beale responded that currently the staff has to travel from the pavilion to get drinks for patrons and it will be more efficient have the staff procure drinks on-site. In the advent of inclement weather, outdoor patio patrons can also convene in the pavilion without interruption to service. Mr. Beale has discussed this with the Round Lake Code Enforcement Officer, Mr. Gizzi, and he believes this is a good idea. The bar is not self-service and New York State's Liquor Authority requires a license for each bar; The Mill currently has two licenses.

Mr. Sievers requested clarification for what the Planning Board needs to do for this proposal. Mr. Peterson responded the Board should review the change since it is a change to the existing approved plan. Mr. Spallholz asked what the construction materials would be, 2 x 4, with wooden facing to make it aesthetically pleasing. How long is the wall, this will be the on the 32' x 58' wall, where the bar will be centered. Mr. Spallholz also asked if the bar would be stocked and then taken in overnight. Mr. Beale responded it would be locked, latched and properly secured, but there were concerns it will still be an open building.

Mr. Sievers asked regarding the overflow for parking on Route 9, Mr. Beale clarified that there is some overflow when popular bands are there. Mr. Sievers added that the Village is working with the DEC for a boat launch, and there may be parking enforcement that will affect the patrons in the future. Parking was also a topic in the February meeting. There are an additional 18 to 20 spots available in the leased overflow parking. Mr. Peterson asked if there will be water plumbed to the bar, and Mr. Gizzi will review the installation. The water is currently coming from a well and the sewer was recently connected to the County sewage.

The State Liquor Authority has to approve the license, which eases Mr. Peterson's concerns. Mr. Sievers feels that this does not require an additional site plan review on part of the Planning Board because it is modifying the structure within a footprint the Board has already approved. Mr. Sievers raised a motion that the Board has no action to take in this matter and has no issue with adding the service bar, which should be under the guidance and enforcement of the Code Enforcement Officer, which Ms. Hewitt seconded. With no further

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discussion, the Board voted and passed the motion: Mr. Sheridan – aye, Mr. Sievers – aye, Ms. Hewitt – aye, Mr. Roets – aye and Mr. Spallholz – nay.

Ms. Sacks commended Mr. Beale for his use and upkeep of the property.

Hillman Estates PDD Initial Review

Mr. Spallholz introduced the second item on the agenda that the Board has had a week to review. Mr. Dailey is here with Mr. Lansing to discuss their plans for a property under contract, where they have proposed a planned development district of single family detached homes, mostly in a cottage style. They are proposing 51 homes on smaller lots, geared toward empty nesters in the Shenendehowa district, designed to look like an old home on the outside, but modern on the inside (first floor masters, larger closets, updated kitchens, etc.). They respect and admire the community spirit of Round Lake and want to integrate the development with the village.

Mr. Lansing stated there are 27 acres discussed within the boundaries, and access to development will be from Route 9. They are concentrating development in the higher area of the property. There will be secondary access for emergency purposes on Cleveland Avenue. They envision Victorian style lighting in the development and entrance with a mailbox kiosk in the entrance of the development. There will be sidewalks for pedestrians and access to Cleveland Avenue and to the Zim Smith trail.

The proposed lots have a 50' width with a 120' depth. The design incorporates stack garages (one in front of the other) to reduce the garage frontage presence. The width of the street is 22' with 2' berms. Mr. Dailey mentioned previous concerns regarding snow removal, and with two cars in garages, not in street, this should not be an issue. There will be a homeowner's association (HOA) that will be responsible for all outdoor maintenance aspects besides snow plowing. Water and sewer would be extended from the Village with stormwater management on-site. In addition, the utility easement could benefit The Mill and Mr. Claydon, particularly access to Village water. The sewer line is physically higher than the development, which may need to pump upwards.

With DEC classification, there were some changes to the wetlands buffer from the current map. The map shows stippled green areas, which are wetlands, to the north is wetlands designated by the Army Corp of Engineers, which does not require 100' buffer. They are working with an independent consultant who coordinates with the DEC, and by not building in the wetland areas they do not need to obtain an individual permit from the Army Corps of Engineers. Dr. Dailey added isolated wetlands are not under Army Corps of Engineers jurisdiction unless connected to a body of water per the Supreme Court.

For the public purpose parcel, approximately four acres, there are discussions about donating this to the Round Lake Library. The estimated value of the land would be \$40,000. If lots were on this parcel at \$50,000 each, for ten lots, the donation would be \$500,000. With the donation so substantially valued, there is consideration for the potential of building material donations because of the value of the charitable donation.

Mr. Sievers led the questions, stating that the village is unique to the Capital District, and he has concerns that a development outside of the village will have the perception as being separate from the village. Ms. Sacks stated that Cleveland Road would not publicly connect to the development to prevent traffic issues. Mr. Sievers sees the new development as a factor with taxing and elections, and he does not see in the proposed plan how the development integrates with the village. Mr. Sheridan asked what the sidewalk width would be, it will be 5'. Ms. Hewitt had no questions at this time.

Mr. Roets said for the major subdivisions houses should be a cluster design; Mr. Peterson cited 158-31 of the Village Code. Mr. Ryan asked which houses in the village the new development would be similar to, asking if

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there is a rendering to review. Mr. Dailey said the goal is to emulate the village houses. Mr. Ryan enforced that garages are not common in the village, and if they are on the property, that they are towards the back of the property or in an alley. Per the architectural standards, when there are more than 20 buildings there must be at least four different types of architecture, not four different types of cottages. If the configuration were to change, they cannot keep the same number of houses. Mr. Roets pointed out that the styles are very different, and alleys and driveways will affect the paved surfaces for stormwater management.

Mr. Spallholz said the Village Board is looking for Planning Board recommendations. Mr. Dailey wants to work with the Planning Board for design consulting. Mr. Spallholz iterated that the Board would need something more specific than the current information available. He has been working on calculations for stormwater and with a stream as the northern boundary of the entrance road; he has concerns if it does flood, if the road would act as a dam. There will be culverts for drainage, with the potential of bridging an option to resolve the problem of entrapment.

According to the scale on map, there are two stormwater retention areas in the development of approximately ½ acre in the south and to the north is less than a ½ acre, with less than an acre total of stormwater management area. The Victorian Landings PDD has a stormwater management area of similar size for a similar size development. He also added that if they donate the public purpose land, where one of the stormwater management areas are, who needs to manage it?

Mr. Spallholz added that technically the library is not a public entity, and if the public purpose land becomes library property, it is no longer public property. There is potential that the land could be deeded to the Village and subsequently leased to the library. Parking will also be an additional impermeable surface that will affect the stormwater management. There is permeable blacktop as an option for the library parking lot.

Looking at the map, there are two foot contours, and at 170' the map puts the lots 4' above the wetland area, Mr. Spallholz is concerned about the stormwater management with that height, with bedrock at 3' and soil at 1' to 3'. At those depths, where will the sewage and waterlines go through the development with a depth of 4' to 6' being optimal?

Mr. Ryan shared Mr. Siever's earlier concerns and expressed his concern over the development having a HOA. His concerns relate to residents having another layer of government. Mr. Dailey stated that they are marketing to a demographic that wants convenience, and the HOA will only be caring for property maintenance. Mr. Sievers stated upfront establishment of what the responsibilities will be would alleviate the concerns of bureaucracy. Ms. Hewitt sees some benefit to HOA's for storage, appearance, etc. Victorian Landings will also have a HOA caring for the development's property maintenance. Mr. Dailey sees the HOA and Village Board as cooperative with each other.

Ms. Hewitt asked if any of the houses will be a single story; no, but the master bedroom is on the first floor. Still concerned about the division between village and development, she stated that the Village would need a good welcoming committee. Ms. Debus mentioned not having signage that says "Hillman Estates" to incorporate the development with the village.

Mr. Peterson asked what the Planning Board requires to declare the application complete. Mr. Spallholz indicated that the Floor Area Ratio (FAR) calculation is still subject to interpretation, whether the buildable area is the lot or the development. With a home that is 1300 square feet, with a second floor that is 2600 square feet, with a basement, 3900 square feet. Mr. Dailey says the FAR is typically a lot within the setback. Depending on the chosen architectural standard, the allowed setback may vary. Ms. Hewitt asked if the houses were moved forward, where the trees on the current proposed map would go. She also asked if there would be sump pumps. Yes, they would drain to the back yards.

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The Planning Board can agree, amend or disagree with the development plan and have 60 days to approve it after it is complete. The Planning Board is looking for the following items for continue review:

- Wetland maps – NYS and ACE
- Flood plain map
- Architectural Standard building variations
- Soils and bedrock testing
- Contacting a project planner/urban developer
- Payment of all fees
- Any exhibits listed

Mr. Sheridan asked if the open space is the Public Purpose land, but that is not a requirement per PDD legislation. It is unknown right now, what exactly the Planning Board responsibilities the Village Board will request, site plan and/or subdivision review, etc.

Mr. Spallholz asked where the contours are coming from in the current map, Mr. Dailey said from a site survey, and Mr. Spallholz requested a copy of the map where they are clearly visible. The sooner they are received the better; if sent by email, please send to villagerl@roundlakevillage.org. Mr. Roets pointed out that the development is contiguous to a historic district, which needs review under SEQR to what impact this would have on the historic district. Mr. Spallholz asked has the Village Board declared itself as lead agency for the SEQR. Mr. Peterson indicated not yet, but they will. There are areas on the SEQR application that need correction and the Planning Board needs to fill out part two and potentially part three.

Ms. Hewitt asked Mr. Dailey what the price point would be, to which he answered \$300,000 and up. Ms. Hewitt wanted to know if there were streetlights planned and/or if there are lights on the houses. Mr. Dailey said lights are on the entry road and to Cleveland. Mr. Ryan requested if the lights are in a Victorian style that they should be tall lights. This concluded the review for the evening.

Open Discussion

The June 13th minutes were then reviewed. Ms. Hewitt moved to approve the minutes as submitted, which Mr. Roets seconded. Mr. Spallholz polled the Board: Mr. Sievers – aye, Mr. Sheridan – aye, Mr. Roets – aye, Ms. Hewitt – aye and Mr. Spallholz – aye.

Mr. Sievers made a motion to adjourn at 9:02 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary