

**Planning Board Meeting
February 13, 2013**

Present:

Fred Sievers
Peter Sheridan
Michael Roets
William Ryan, Alternate

Absent:

Lance Spallholz, Chairman
Virginia Hewitt
Thomas Peterson, Planning Board Attorney

Guests:

N/A

Agenda: February Monthly Meeting

- FAR Calculation Review
- Tear Down Permit
- Open Discussion

At 7:07 PM, Mr. Sievers called the meeting to order noting that Mr. Spallholz, Ms. Hewitt and Mr. Peterson were not going to attend the meeting tonight.

Far Calculation Review

Mr. Ryan asked for an explanation as to why the FAR is so important. Mr. Sievers said the in the current architectural standards FAR represents a site, not a lot, for FAR calculation. Mr. Ryan said we have size and height regulations in building code which should preempt the need for FAR calculation. Mr. Sievers said that FAR can establish a style and feel, not enforce strict sizing. Mr. Ryan was curious as to how the 0.75 ratio was calculated.

Mr. Sievers and Mr. Ryan agree the FAR should be removed from the architectural standards. Mr. Sievers would like a letter to sent to the Village Board requesting that the FAR component of the architectural standards should be suspended until the issue of the FAR has been reviewed with recommendations from the Planning Board and deemed appropriate. Further, the Planning Board should not entertain any further applications until this has been resolved.

Mr. Ryan suggested the Village Board and Planning Board should collaborate when a large project that warrants a PDD prior to the PDD being sent to the Planning Board for initial site plan review.

Tear Down Permit

Mr. Sievers said that Mr. Spallholz wanted the Planning Board to discuss the tear-down of the house at 26 Albany Avenue. He noted that Round Lake has a demolition permit was issued. Mr. Roets stated based on his attendance at the last Village Board meeting that the new house did not sit on the original footprint, and the original house did not sit on the original footprint based on an addition, which the Code Enforcement Officer missed.

Mr. Roets agreed with what Mr. Spallholz had sent –

The RLPB should recommend new additions to the Zoning Law.

1. *A Tear down permit. Any house or structure that is to be completely torn down requires a permit (and a fee) for the work. A complete photographic record of the structure is to be made and submitted as printed copy to the village to preserve the history of the structure. Complete and verified measurements of the structure's footprint must be made.*

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2. *The permit for construction on a "tear-down" site will require a special use permit, which means an action by the ZBA and site Plan review by the Planning Board.*

Mr. Sievers and Mr. Ryan were concerned about who and how the decision would be made as to what contribution the house adds to the Historic District. Mr. Sheridan said New York State guidelines say that the house is, or could be, on the National Register. Mr. Roets felt that documenting the house mitigates the potential overbuilding of the home. Mr. Sievers added if 50% of the value of the home is spent in rehabilitation costs, then it needs to be built to meet current building code.

Mr. Ryan suggested the Planning Board waits for the resolution of the Village Board until any further legislation is imposed. He is also concerned about discouraging improvements by homeowners. Mr. Sheridan agreed, the Planning Board does not know the full extent of the issue. He remarked that it is on the agenda of the Zoning Board next week.

Open Discussion

Mr. Ryan passed out an article that discussed Malta's approach to handling to administrative approvals. He thought the Planning Board should consider pre-planning the five potential remaining areas that could be developed as PDD's. Mr. Roets said the architectural standards should handle that planning. Mr. Ryan was thinking more about planning acceptable number of houses, standards, etc. He recommended starting with the property at the end of New York Avenue. Mr. Sievers thought the idea had merit. Mr. Sheridan said some towns have maps of potential PDD development; further, if you develop, the acceptable standards are clearly defined. Mr. Sievers and Mr. Sheridan said it would be a vision for the village to allow growth and preserve character. This will be done at a future meeting, or meetings, though not necessarily a regularly scheduled Planning Board meeting.

The January 9th minutes were then reviewed. Mr. Ryan moved to approve the minutes as submitted, which Mr. Roets seconded. Ms. Elford polled the Board: Mr. Sheridan – aye, Mr. Roets – aye, Mr. Ryan – aye and Mr. Sievers – aye

Mr. Sheridan made a motion to adjourn at 8:31 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary