

**Planning Board Meeting  
October 8, 2014**

**Present:**

Peter Sheridan, Chairman  
Marybeth Max  
Gary Putman  
Michael Roets  
Fred Sievers  
William Ryan, Alternate  
Thomas Peterson, Planning Board Attorney

**Absent:**

N/A

**Guests:**

Doug Stata

**Agenda: October Monthly Meeting**

- Saratoga Avenue – Kiingati Deck
- Victorian Landings Signage
- Open Discussion

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At 7:00 PM, Mr. Sheridan called the meeting to order.

Mr. Sheridan noted that the owner of 26 Albany Avenue has not filed an Article 78 and the time limit has expired. He also noted the owner is removing things from the house like carpeting, cabinets, etc. Mr. Sievers commented that if the Zoning Board denied the variance that it is an unsafe structure. He asked Mr. Peterson if this would permit the structure to be taken down as a fire safety hazard, and Mr. Peterson deferred the decision to the Code Enforcement Officer.

**Saratoga Avenue – Kiingati Deck**

Mr. Sheridan indicated the first agenda item is the application for a deck on Saratoga Avenue. The owners applied for a permit, and Mr. Sheridan referred them to the Zoning Board, who approved the variance for the reduced setbacks. The concern of the Zoning Board was the potential of a foundation being poured and eventual enclosure; however, they are attaching the deck to the house, but not with bolts per the variance.

Mr. Peterson suggested tabling the issue until the Kiingatis were present to discuss the proposal. Mr. Roets expressed concerns saying a deck of this size would warrant a foundation. Mr. Sievers agreed saying with clay soil the deck shifting could be an issue. The Zoning Board approved the proposal without bolts attached to the structure, which Mr. Sheridan said would not meet code. Mr. Sheridan suggested that the Planning Board adjourn the matter until the next meeting or until such a time that the Kiingatis were available.

**Victorian Landings Signage**

Mr. Sheridan stated the second issue before the board tonight was signage for Victorian Landings. The Village Board approved signage as part of the PDD. Mr. Sheridan first saw the proposed sign yesterday, which Mr. Peterson showed a picture of to the Planning Board. The area where they want to install it is now state land. The size of the sign is a concern of the Planning Board. Round Lake Village Trustee Woerner has expressed that she would like to see the sign eliminated, as there are no other signs in the village pointing to areas or developments. Mr. Sheridan noted that there are currently three street signs pointing to Victorian Boulevard.

Mr. Roets made the point that the area where the sign was going to be installed per the PDD is gone, so the issue is a non-starter. Mr. Peterson said the legislation said the sign was not to exceed 80 square feet. The Planning Board was adamant that a permanent sign was not permitted in site plan review for Hillman Estates.

Mr. Peterson said that the issue could not proceed without the applicant present. Mr. Sheridan agreed with Mr. Roets, that the Planning Board would not agree with moving the sign from what was originally approved. Mr. Sievers said that the Village Board was looking for a recommendation from the Planning Board, but Mr. Peterson reiterated that without the applicant present the Planning Board would not be able to interpret their intentions.

Mr. Sievers stated for the record that he would prefer not to have a sign for Victorian Landings, in concordance with the decision made for Hillman Estates, with Mr. Putman, Ms. Max, Mr. Roets and Mr. Sheridan all in agreement.

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Mr. Sheridan made a motion to table the two agenda items for October's Planning Board meeting until the applicants were present, which Mr. Sievers seconded. Mr. Sheridan polled the board: Mr. Sievers – aye, Mr. Putman – aye, Mr. Roets – aye, Ms. Max – aye, and Mr. Sheridan – aye.

**Open Discussion**

The Planning Board engaged in a discussion regarding the prospective developments at Victorian Landings and Hillman Estates.

The Planning Board then reviewed the June 11, 2014 minutes. Mr. Sheridan moved to approve the minutes as submitted, which Mr. Roets seconded. Mr. Sheridan polled the Board: Mr. Roets – aye, Ms. Max – aye, and Mr. Sheridan – aye. Mr. Sievers, Mr. Ryan, and Mr. Putman abstained, as they were not present at June's meeting.

The Planning Board reviewed the September 23, 2014 minutes. There were no regularly scheduled Round Lake Planning Board meetings in July or August. Mr. Putman moved to approve the minutes as submitted, which Mr. Sievers seconded. Mr. Sheridan polled the Board: Mr. Sievers – aye, Mr. Putman – aye, and Mr. Sheridan – aye. Mr. Roets, Mr. Ryan, and Ms. Max abstained, as they were not present at September's meeting.

Mr. Stata asked if the property on Morris Avenue had been sold, and Mr. Sheridan confirmed that it had been. Northeast Land Survey and Land Development Consultants, P.C. has been assessing the land. Mr. Peterson indicated there is also a pending lawsuit regarding the parcel of land at the top of New York Avenue.

Mr. Sheridan made a motion to adjourn at 8:05 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary