

**Planning Board Meeting  
March 11, 2015**

**Present:**

Peter Sheridan, Chairman  
Matt Coldrick  
Marybeth Max  
Fred Sievers  
Thomas Peterson, Planning Board Attorney

**Absent:**

Gary Putman  
William Ryan, Alternate

**Guests:**

John Bossalini

**Agenda: March Monthly Meeting**

- Victorian Landings PDD Amendment
  - Open Discussion
- 

At 7:01 PM, Mr. Sheridan called the meeting to order noting that Mr. Putman and Mr. Ryan were not present.

**Victorian Landings PDD Amendment**

Mr. Sheridan indicated the Planning Board was to review the proposed PDD amendment for Victorian Landings and recommend whether they would approve or reject the amendment. The Village Board would then approve or reject the amendment. If the Planning Board were to reject the proposal, it would take a super majority by the Village Board to move to the amendment to the hearing stage.

Mr. Bossalini stated that Amedore is recommending several proposed removals or changes to the existing PDD. The first change is in regards to the removal of the monument sign specified in the 2007 PDD, as the state took 100' of space, thereby removing the approved space when constructing the roundabout. The second item pertains to two temporary signs, pictured below, that would be removed once the final townhome is sold.



The third item is a replacement of the valve in the master meter as requested by Village Superintendent Mr. Stevenson. The fourth item is a change to the retaining walls from two to one based on field conditions, reviewed and approved by Amedore's engineer and the Village engineer.

The final changes are to the parkland, a reduction to the linear park as proposed to the Planning Board and Village Board. The revision includes changes to the layout of the park, the walkway, and changes to the Mt. Lookout area. In addition, there will be a financial donation of \$7,804 to the Village of Round Lake.

Mr. Sheridan stated he thought that the legislation allowed for flexibility so that minor changes like the retaining wall would not need to come before the Planning Board. Mr. Peterson called to attention the section of the PDD, "that any change in the field can be made etc.," and he recommended adding changes made in concurrence with the engineers.

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Mr. Sievers raised a motion to approve the amendment as submitted with the exception of item number four with a wording change to allow changes in concurrence with the Village engineer and the Village of Round Lake, instead in consult with, which Ms. Max seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Max – aye, Mr. Coldrick – aye, and Mr. Sheridan – aye. The motion was unanimously approved.

The Village Board will review the Planning Board’s motion and proposed PDD amendment at the next meeting and will publish the notice the public hearing with a proposed date of April 15<sup>th</sup>.

**Open Discussion**

The Planning Board reviewed the February 11, 2015 minutes. Mr. Coldrick moved to approve the minutes as submitted, which Mr. Sheridan seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Max – aye, Mr. Coldrick – aye, and Mr. Sheridan – aye.

Mr. Sheridan said that Hillman Estates had been in and paid a fee for tree clearing, and they have begun to tag significant trees in preparation for the clearing.

Mr. Sheridan made a motion to adjourn at 7:35 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary

**SECOND AMENDMENT TO THE  
VICTORIAN LANDINGS  
PLANNED DEVELOPMENT DISTRICT**

**WHEREAS**, the Village of Round Lake Village Board enacted Local Law No. 1 of the year 2009 amending Planned Development District No. 1 of the Village of Round Lake, hereinafter PDD which replaced, in its entirety Local Law No. 3 of 2007; and,

**WHEREAS**, pursuant to the PDD, SECTION VI – PLANS provides “All construction shall be in substantial conformance with the maps, plans, and technical requirements set forth in the Exhibits annexed hereto, which may not be varied without amendment of the within legislation, except that the Exhibits to this legislation may be amended by the Village Board of Trustees by resolution,” and,

**WHEREAS**, the location of the Community Sign as shown on Exhibit A is no longer feasible due to the taking of land by New York State Department of Transportation; and,

**WHEREAS**, the note in Exhibit A must be amended due to a change in the Master Meter for the project as requested by the Village of Round Lake; and,

**WHEREAS**, site conditions have mandated the relocation and reduction of the length of the retaining wall behind Units 1 – 6; and,

**WHEREAS**, site conditions have impacted the Village of Round Lake’s decision to accept the Developer’s offer to dedicate the Public Parkland shown on Exhibit I and as described in SECTION VIII, subparagraph 1; and,

**NOW, THEREFORE**, the Village of Round Lake Village Board hereby adopts the following amendments to the PDD:

1. The monument Community Sign shall be eliminated and not constructed at the PDD site. Accordingly, the reference to the “Community Sign at Entrance” referred to in

SECTION IV- PERMITTED USES (d) shall be deleted as well as the Exhibit E rendering of the Community Signage and the entirety of SECTION XI-COMMUNITY SIGNS.

2. The Owner, in lieu of the monument Community Sign, shall be allowed to display on the site **two (2)** temporary, typical project marketing sign **as depicted in the two photographs attached as Exhibit A-4 hereto**, which will be removed from the site upon the closing of the last Townhome unit. **The Village of Round Lake Chapter 180, Article VI, §180-19. A. (1)(a)[5] is not applicable as this is a planned development district.**

3. The note on Exhibit A regarding the Master Meter shall be deemed deleted and replaced with the following language “Honeywell VersaFlow Mag 100.” Please see attached for specifications.

4. The eastern most retaining wall along the brow of the hill and behind Units 1- 6 as shown on Exhibit A shall be deleted and replaced and built per **attached** Exhibit A-1. It is note that all site work is in substantial compliance with the approved site plan and as and where referenced in the PDD and any changes made in the field can only be done in consultation with the Village Designated Engineer and the Village of Round Lake.

5. SECTION VII, subparagraph 1. shall be deleted in its entirety and replaced with the following:

“1. The parkland described in the Suggested Description “Portion of lot #82 – Victorian Landings Townhouse Development to be Dedicated to the Village of Round Lake Area = 6,970± sq. ft.” and as depicted on the map attached as Exhibit A-2 shall be transferred to the Village by quit-claim deed prior to the issuance of the first certificate of occupancy (or by a later time by written agreement with the Village Board of Trustees). The land deeded to the Village shall include direct access to Victorian Boulevard and the associated sidewalk that is located parallel and along the southside of the road. The developer will construct a paver path leading from the sidewalk and extending to “Mount Lookout Park.” Mount Lookout Park also constructed by the developer shall consist of a sixteen foot (16’) deep by twenty-four foot (24’) wide patio or deck, railings on three sides and two park benches. Construction of the Park shall be completed within general

compliance with the map entitled “Mount Lookout Revisions” attached hereto as Exhibit A-3. The orientation of the lookout area shall be field adjusted to match slope orientation and avoid substantial vegetation as needed. No additional trees shall be removed from the property to be deeded to the Village without the written consent of the Village.”

6. SECTION XV-CONTRIBUTION TO THE VILLAGE shall be amended to add an item number “6” which shall read as follows:

“(6) Farone-Amedore, LLC will complete the Parkland for Mount Lookout and transfer the land to the Village of Round Lake on or before July 15, 2015, along with a payment to the Village of the sum of **Seven Thousand Eight Hundred and Four and No/100 (\$7,804.00) Dollars** as a mitigation fee for the elimination of the foot bridge and the reduction in the amount of land which was originally to be dedicated to the Village for parkland purposes.”

**SPECIFICATIONS  
&  
EXHIBITS**