

**Planning Board Meeting  
June 10, 2015**

**Present:**

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

**Absent:**

Gary Putman

**Agenda: June Monthly Meeting**

- New Home – Ames Avenue
- Open Discussion

**Guests:**

Dave Scripser  
Carolyn Scripser  
Lois Whitbeck, Village Clerk  
Carole Beauregard  
Maggie McDonough

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At 7:02 PM, Mr. Sheridan called the meeting to order noting the Planning Board was here to review the plans for a new home to be built on Ames Avenue.

**New Home – Ames Avenue**

Mr. Scripser presented photographs of the same style of home that has been built in Clifton Park. Mr. Sheridan noted that Round Lake is a designated Historic District and has architectural standards that the home would need to meet. The home is about 1400 square feet, with a finished 1000 square foot walkout basement that will face Route 9. The basement would be a recreational room. The home has three bedrooms, two baths, a kitchen, breakfast area, dining area, and living room on one floor. Mr. Sheridan asked about outdoor lighting, and no floodlights would be installed. The home has three different types of facing: traditional siding, shake and shingles, and band board. Mr. Ryan asked if the Scripsers would occupy the home, and the applicants acknowledged no, it would be for sale.

Mr. Sheridan indicated that the site plan is incomplete. Mr. Scripser noted that the information was from the realtor, and acknowledged they had not purchased the full plan at this time. Mr. Sheridan indicated that the site has to allow 110' from Route 9 and that could cause issue with the plan to add a deck to the rear of the house. Mr. Scripser agreed that the deck could be moved.

Mr. Sheridan said he would speak bluntly, that the plan did not conform to architectural standards, which would call for a full front porch and a side-facing garage. Mr. Scripser said the other homes on Ames Avenue have garage doors that face the road, and Mr. Sheridan said the homes predate the architectural standards. Mr. Sievers said there is a valid argument for keeping the garage facing on the road consistent.

Mr. Ryan said that the porch should be a usable porch, which has to be at least 6' deep per the architectural standards. Mr. Scripser countered again that porches on the road are not that deep. Ms. Beauregard, a neighbor of the property under review, stated that her porch was quite deep. Currently there is no porch on the area that will be facing Route 9. The entrance porch and garage in the plan would be facing Ames Avenue. Mr. Sievers said that the location of the property lends to having a porch facing the lake.

Mr. Peterson said before the Planning Board went much further, they should address the concern of the Mr. Spallholz's letter that calculated the plans of the new home at 3,800 square feet. With the basement, this is approximately 2,400 square feet, but Mr. Scripser countered that basement, with a 9' ceiling, would not be counted in the sellable space. Mr. Sheridan had concerns that as a walkout basement, and as previous site plans had considered, basements are designated as part of Planning Board review. Mr. Peterson confirmed the Planning Board would consider the garage, basement, and living space as considerable area, which would put this home in the consideration of a Manor House.

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Mr. Coshburn also expressed concerns via letter about the potential of chemicals were stored in the garage.

Mr. Sheridan said that the Planning Board has to consider the standards as they are now, not as they were, on the street. He believes that a side-facing garage would be appealing to buyers and that the stakes as they are now could be altered to keep the 110' between the house and Route 9. This would allow a lake facing deck, and as Mr. Peterson pointed out, greater chances of sociability with neighbors. Mr. Coldrick suggested running the porch from the bump out of the garage along the front of the house. Ms. Whitbeck asked what guarantees for future owners would limit the size of the deck, and Mr. Peterson and Mr. Sheridan assured her that the building permit process and Code Enforcement Officer would keep that in check.

Mr. Scripser said the house would be marketed at \$349,000 with 0.543 acres.

Mr. Sievers asked if the current standalone garage would be torn down, and Mr. Scripser confirmed it would be after construction, as it will be good for storage.

Mr. Scripser confirmed the moving of the garage, door, driveway angling and porch placement. He can move the house up to 30' forward, but will likely be around 15'. The house would be 31' off the road. Mr. Sheridan indicated the current map shows 32'9", but the map is not formal. Side setback requirements are 10' each.

Mr. Sheridan said he did not believe there would be any drainage issues and noted a neighbor on Ames Avenue just spent approximately \$12,000 moving storm drains. Ms. Whitbeck confirmed there is sewer on Ames. A gravity drain would work in this instance, especially as there will not be plumbing in the basement. Ms. Whitbeck indicated there is a Village Board meeting next Wednesday night, June 17, and the Scripsers would need to put an application for water and sewer access.

Mr. Scripser asked what the Planning Board would need. Mr. Sheridan said the Planning Board would need final drawings to review and approve. Mr. Sheridan invited Mr. Scripser to return for the July 8 meeting. Mr. Sievers made a motion to name the Planning Board as the lead agency for SEQR purposes, and since this construction of a single family home, this is a type 2 action and no further actions are necessary, which Mr. Ryan seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Max – aye, Mr. Coldrick – aye, Mr. Ryan, and Mr. Sheridan – aye.

**Open Discussion**

The Planning Board reviewed the March 11, 2015 minutes. Mr. Coldrick moved to approve the minutes as submitted, which Ms. Max seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Max – aye, Mr. Coldrick – aye, and Mr. Sheridan – aye. Mr. Ryan abstained, as he was not present at the March meeting.

Mr. Sheridan made a motion to adjourn at 8:17 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary