

**Planning Board Meeting
July 8, 2015**

Present:

Peter Sheridan, Chairman
Matt Coldrick
Marybeth Max
Gary Putman
Fred Sievers
William Ryan, Alternate

Absent:

Thomas Peterson, Planning Board Attorney

Agenda: July Monthly Meeting

- Site Plan – Ames Avenue
- Open Discussion

Guests:

Dave Scriptor David Jaffee
Carolyn Scriptor Rozanne DiNatale
Carole Beauregard

At 7:01 PM, Mr. Sheridan called the meeting to order noting that Mr. Peterson was absent this evening.

Site Plan – Ames Avenue

Mr. Scriptor has returned to the Planning Board with an updated site plan for review. He presented the plans to the board, noting that the garage had been moved to the side as requested, and a covered porch with a six-foot minimum depth was included. Mr. Sievers asked if a portion of the property was Ms. Beauregard or Mr. Coshburn's, but Mr. Scriptor clarified that it was part of their property. The opening on the side of the home facing the lake is an exhaust for a gas fireplace; also, Mr. Scriptor will likely add more windows to the walkout basement to take advantage of the view.

On a previous application from Ms. Robichaud, Mr. Sievers recollected that there were stipulations about keeping the properties on Ames Avenue on the same line. 90' was what Mr. Sheridan recollected and at 104' now, there will be plenty of room and appears to run along the same line. Mr. Sievers expressed some concerns about the abutting driveway mapped at 10'7".

Mr. Ryan asked about the porch in front of the garage as discussed in the last meeting. Mr. Scriptor's architect advised that this would create an architectural hardship, pushing the design out 12'. It also would increase the cost by \$18,000 and the already incorporated modifications have increased the cost by \$8,000. The porch as designed now would have a four-foot frost wall, as part of the foundation. If needed, Mr. Scriptor is amenable to change materials; however, he doubted the nearby Belmonte development would have wooden porches. Discussion ensued regarding Trex decking, and Mr. Sheridan clarified he would only be concerned by a vinyl railing. Mr. Sievers said that with landscaping the understructure of the porch would be minimal.

Mr. Sievers remarked that there is a mishmash of architectural styles in the area of the new build. Mr. Ryan said that argument could be made throughout the village. Esoterically speaking, how far could the Planning Board go with enforcing current architectural standards and how much change to them could be allowed with new buildings? Mr. Coldrick observed that the relatively modest size of this new home would fit the feel of the area.

Mr. Sheridan asked about lighting, which Mr. Scriptor confirmed would be unobtrusive, with no flood lighting. Mr. Coldrick indicated with the new porch being 23' there may be a need for more lighting. Mr. Scriptor indicated that there was a potential for adding pot lights on the porch. The roofing material would be architectural shingles.

Returning to the discussion of the porch, Mr. Sheridan stated he felt this plan is a marked improvement to the previous plan. Mr. Sievers said that 23' is a very functional size. For the porch railing, they could be spindles that were either composite and/or wood, typically two to three inches in width. Mr. Ryan is not as concerned with the alternate materials as long as the porch looks appropriate and substantial. Mr. Sheridan recommended eliminating the stone

**Planning Board Meeting
July 8, 2015**

facing if the porch is filling in the space where the stone would have been. Mr. Sievers wondered if the textures and colors would be Victorian in nature, typically three colors that are matched together.

Mr. Sievers moved that the Planning Board accept the plans as presented by the Scripters on Ames Avenue, which Mr. Coldrick seconded. Mr. Putman asked if there should be language inclusion in the motion regarding the porch materials, but Mr. Sheridan said it would be amply documented in the meeting minutes. With no further discussion, the Planning Board voted: Mr. Sievers – aye, Ms. Max – nay, Mr. Coldrick – aye, Mr. Putman – aye, and Mr. Sheridan – aye. The motion passed four to one.

Mr. Sheridan said that the Planning Board needed the stamped copy of the plans, and that he will have the building permit ready by Monday or Tuesday. Mr. Scripser said that he would like to have an excavator on site on Monday. As a caution, Mr. Sheridan mentioned there might be issues with the previous foundation when excavating.

Open Discussion

Ms. DiNatale presented her concerns to the Planning Board about new builds and renovations degrading the historical qualities of buildings and the village. She referenced Seacliff on Long Island and recommended that their charter could be a good reference point for Round Lake architectural standards. Mr. Sheridan, while appreciating the feedback, suggested that she present her concerns and recommendations to the Village Board where there is legislative precedent. He remarked that new zoning has been in progress for months and that certain standards are not enforceable through architectural standards outside of a PDD. Mr. Sievers also made a point that sometimes things have to be a matter of financial sensibility.

The Planning Board reviewed the June 10, 2015 minutes. Ms. Max moved to approve the minutes as submitted, which Mr. Coldrick seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Max – aye, Mr. Coldrick – aye, Mr. Ryan – aye, and Mr. Sheridan – aye. Mr. Putman abstained, as he was not present at the June meeting.

Mr. Sheridan remarked that he has been researching what avenues are available for dealing with houses that are in foreclosure or are neglected. There are state approved methods for rectifying certain issues, including bill backs for clean-ups. Mr. Sievers and Mr. Coldrick each asked if these situations might fall under health violations.

Mr. Sheridan made a motion to adjourn at 7:49 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary