

**Planning Board Meeting
February 10, 2016**

Present:

Peter Sheridan, Chairman
Matt Coldrick
Marybeth Max
Gary Putman
Michael Roets
Fred Sievers
Thomas Peterson, Planning Board Attorney

Absent:

William Ryan, Alternate

Guests:

N/A

Agenda: February Monthly Meeting

- Update on Village News
 - Conference Review
 - Open Discussion
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At 6:58 PM, Mr. Sheridan called the meeting to order noting that Mr. Ryan would be absent.

Update on Village News

Mr. Sheridan began with an update on the Ames Avenue property, currently listed for \$429,000. Mr. Sheridan said the owners had some interest in the property, but they expressed interest in keeping the existing garage. Mr. Sheridan will not issue the certificate of occupancy until the structure is removed. It was noted in the June 2015 minutes that the garage would be torn down.

The first Victorian Landings townhome has been sold. There seems to be a preference for units with the bedroom on the first floor, and that only happens in the middle units. Mr. Peterson confirmed that Farone-Amedore could return to the Planning Board to discuss changing interior designs.

Belmonte will be placing the first footings in Griffin's Ridge tomorrow and may have up to three lots sold. Mr. Sievers said it would be good to see the path connection to the new development from the village put in during the spring. They may consider purchasing the eight lots donated as a public benefit to the Village. Mr. Peterson said the property is being appraised and when the price comes back, the Village Board will determine if they are interested in the offer.

Mr. Sheridan also mentioned there might be an interested buyer for the lots for sale on Saratoga Avenue for a single family home. There has been interest in the property at the end of New York Avenue, but that would have to come before the Village Board as a cluster development, zoned RV1 with a 14,000 sq. ft. minimum lot size. There has been interest in redoing the Comprehensive Plan for the Village of Round Lake, as it has been 15 years since the last review.

26 Albany Avenue is still under Town Court review, pending a decision. The Village has asked that the Malta Town Court fine the property owners \$8,000. Several houses in the village are in pre-foreclosure or are currently going through foreclosure.

Conference Review

Mr. Sheridan then gave an overview of the Saratoga County Planning and Zoning Conference 2016. At the conference, he had lunch with members of the Clifton Park Planning Board. Discussion turned toward The Mill on Round Lake. Due to Village Code, The Mill needs to apply for an operating permit for a gathering place for 25+ people inside, or outdoors with 50+ people. Governmental buildings are exempt from this permitting requirement. They will also need to come to Zoning Board in regards to an exemption for the noise code, but they will face challenges in Clifton Park in regards to storage and parking.

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Open Discussion

Mr. Sievers discussed that the firehouse is potentially relocating, but the sites they were interested in above the Northway exits were out of reach due to cost or availability. To remodel is also a quandary since the firehouse has been included in a FEMA 100 Year Flood Plain if there is any redevelopment. The Fire Department may try to seek an easement.

The Planning Board reviewed the July 8, 2015 minutes. Mr. Coldrick moved to approve the minutes as submitted, which Mr. Putman seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Ms. Max – aye, Mr. Coldrick – aye, Mr. Putman – aye, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 7:51 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary