

**Planning Board Meeting
September 14, 2016**

Present:

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

Absent:

Matt Coldrick
Marybeth Max

Agenda: September Monthly Meeting

- 13 Troy Avenue Porch Enclosure
- Open Discussion

Guests:

Lindy Guttman Bob Stromberg
Nick Dean
Gary Putman, Village Board
Sharon Pineo, Zoning Board of Appeals

At 7:05 PM, Mr. Sheridan called the meeting to order noting that Mr. Coldrick and Ms. Max were absent and welcomed audience members.

13 Troy Avenue Porch Enclosure

Tonight the Planning Board is examining plans for 13 Troy Avenue approved by the Zoning Board of Appeals (ZBA). Mr. Sheridan asked Mr. Stromberg to explain the plans to the Planning Board. He described at the home there are currently two porches that have crawl spaces but no direct access to the basement. The laundry is in the basement. The new plan would be a safer option to get to the basement; but after consulting with architects, decided it required looking outside the existing options in the house. The routing now would be through the porch involving a series of landings that access an existing door, and this will move the laundry to the existing stairway entrance on the first floor. Phase 2 would enclose an existing porch and bump into the existing kitchen area, giving space for an atrium, eat-in area and expanded space. The ZBA denied the request to move the walls beyond the existing porch.

Mr. Sheridan asked if the phases would be concurrent or consecutive, and Mr. Stromberg thought it would be staggered. Mr. Sheridan said when you look at the house now the new plans will make it look like it is seamlessly covered. The existing deck would remain and the roofline will also not change. Mr. Sievers asked if there would be changes to the existing lighting, and Mr. Stromberg said there would be a new light at the entrance. Mr. Sievers asked if it would shed light on the neighbors, and Mr. Stromberg replied that it was in the plans on the last page, but it would be directed toward the driveway and not toward the neighbors. Mr. Sievers also asked if there would be a drainage impact, and Mr. Stromberg confirmed there is a slight change to pitch of the roof, but it would drain on their property. Mr. Sievers posed one last concern from a Fire Department perspective, he believed that according to New York State law there is a 10' buffer for grilling on a deck, but deferred to Mr. Sheridan as Code Enforcement Officer to research the specifics.

Mr. Roets asked where the current cellar stairway is and Mr. Stromberg showed on the site plans where there are two, a passage under the deck and an interior stairwell. This plan will create a better passageway through the deck and enclose the existing stairwell for a laundry area on the first floor. Grandfathering code allows for a reduced height than new builds on the stairwell, but it will be well lit and with railings, far safer than the existing options. Mr. Ryan had no additional concerns or comments.

Mr. Sievers moved to accept the site plan for the proposed modifications at 13 Troy Avenue, which was seconded by Mr. Ryan, and unanimously approved by Mr. Sievers, Mr. Roets, Mr. Ryan, and Mr. Sheridan.

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Open Discussion

Mr. Putman asked as liaison to the Village Board what the steps are if a resident comes in for a building permit. The permit goes to Mr. Sheridan for review. If a variance is needed, then it goes to the ZBA, and then the Planning Board. Mr. Sievers said if a site plan is needed, it needs a variance, but now there is no financial mechanism that would necessitate a site plan, i.e. changes that reach a certain financial threshold.

Mr. Peterson said under Village code [144-1](#) said construction or enlargement that requires a permit requires site plan review. The code was amended in May of 2014, the definition was more complex before the change. Ms. Pineo asked what is the definition of construction is, Mr. Peterson replied that “construction” was not defined in the Village code and would defer to state definitions, which would need to be reviewed. Mr. Roets said when the comprehensive plan for Round Lake is completed, that definition should be included.

The Planning Board reviewed the July 13, 2016 minutes. Mr. Sheridan moved to approve the minutes as submitted, which Mr. Ryan seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Ryan – aye, Mr. Roets – abstain, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 7:32 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary