

**Planning Board Meeting
August 9, 2017**

Present:

Peter Sheridan, Chairman
Matt Coldrick
Michael Roets
Fred Sievers
Lance Spallholz
Thomas Peterson, Planning Board Attorney

Absent:

William Ryan, Alternate

Agenda: August Monthly Meeting

- Saratoga Avenue Minor Subdivision
- Open Discussion
 - Hose Company Update

Guests:

Gary Jones Sue Jones
Matt Brobston Frank Marra
Gary Putman, Deputy Mayor

At 7:01 PM, Mr. Sheridan called the meeting to order.

Saratoga Avenue Minor Subdivision

Mr. Jones and Mrs. Jones are here tonight to propose a minor subdivision on property they own on Saratoga Avenue. The plan is to give a lot to each of his daughters. The lots are 823, 825 and 827 as one subdivided lot and 820, 822, and 824 as the other, with 821 as a driveway to the back subdivided lot, see attached map. The land is 0.43 of an acre, so there is space to move ahead as proposed. A public hearing will be scheduled at the next meeting.

Mr. Sheridan said a SEAF would be needed and Mr. Sievers said a SEQR would need to be completed. Mr. Sheridan provided copies of the minor subdivision requirements (see attached). The lots would be over RV2 minimums, therefore variances would not be required, but setbacks would be potentially restricted on the front lot. Mr. Spallholz, Mr. Sheridan, and Mr. Sievers agreed that this would meet the minor subdivision requirements.

Minor subdivisions are less than four lots, on an existing road, etc., see Village Code 158-2. Mr. Sheridan made a motion that this proposal met the requirements of a minor subdivision, which Mr. Sievers seconded. Mr. Spallholz asked if the proposal had come before the Planning Board previously, which it had not. Ms. Elford polled the board, and the motion was unanimously approved.

Mr. Jones had an engineering study done several years ago that looked at environmental impact and would be happy to provide that to the Planning Board. Mr. Sheridan made a motion to declare the Round Lake Planning Board as lead agency, which Mr. Coldrick seconded. This was also unanimously approved.

Mr. and Mrs. Jones need to fill out the SEAF, and Mr. Sheridan will fill out the subdivision form. Multiple copies of each will be needed.

Mr. Peterson clarified that he had represented the Joneses in legal previous matters, noting that there is a conflict of interest; however, they confirmed that they had no issue with him acting on behalf of the Planning Board in this matter.

Open Discussion

For 26 Albany Avenue, the survey quote that Mr. Sheridan received from Northeast was high, and they are seeking a new surveyor who can provide a lesser cost survey. Mr. Spallholz requested further discussion, but said he would wait until other discussions were completed.

**Planning Board Meeting
August 9, 2017**

Mr. Sheridan said a developer has come into the Village asking about the 20-acre property by the bypass for a 120 unit senior housing development, but the Village Board said they needed more information. Eventually this could come before the Planning Board.

At this time, Mr. Sievers requested the opportunity to provide an update on the Hose Company's proposed replacement building. The original building was built in 1979 and was meant to be a 25-year building. The Hose Company owns the building and leases it to the fire department. The building needs repairs and has outlived the acceleration of the area. The new building is proposed to be a 50-year building. This would increase a 6,800 square feet space to 12,000 to 14,000 square feet, with a design for the health and safety of the fire fighters in mind. To accomplish this they would likely build a second story.

They have also been removed from the 100-year flood plain since the original explorations of remodeling, but they are within range of a Federal Wetland. This status could be negotiated. The most pressing issue is stormwater regulations. They want to stay in the impervious area to help minimize impact to the stormwater regulations. This also has to be kept to a tight period, building in good weather so equipment stays ready to go while stored outdoors. Mr. Sievers asked if a variance would be needed. Mr. Sheridan said the size would not, but perhaps would be for parking spots. Site plan review would be required by the Planning Board, and Mr. Sheridan spoke on behalf of the Planning Board to say they would meet as needed to meet timeframes. Site plans would be potentially be ready by the end of November.

Mr. Spallholz asked about permeable vs. impermeable surfaces for parking, and Mr. Brobston said there are requirements for depth to ground water that could cause an issue. There is also an old farm under the property. For the other part of the proposal, the second story height is meant to increase visibility from the Northway exits and potentially be more attractive to volunteers. The top priority during the build is to get the equipment back into the building and then get the administrative areas built. Mr. Sievers stated he would recuse himself from voting on this proposal. Mr. Coldrick asked about funding, Mr. Sheridan said it is typically escrow and he will follow up on next steps. Mr. Peterson recommended the engineers communicate directly.

Going back to 26 Albany Avenue, Mr. Spallholz had concerns about the drywells and post-construction rates provided in the Stormwater Management Drywell System report with July's minutes, figures attached. Mr. Spallholz was seeking clarification on the current structure plans and how changing the rooflines would diminish the runoff. In regards to the parking area, would trees have to be cut and how would rain runoff get from the South facing roof (Lake Avenue) to the drywells in the parking area? He also has questions to the owner about the percolation test and conflicts about the sizes of the pits and cylinders. Mr. Sheridan and Mr. Sievers will follow-up with Mr. Stevenson about if there is a storm drain within proximity to the property.

The Planning Board reviewed the July 12, 2017 minutes. Mr. Coldrick moved to approve the minutes as submitted, which Mr. Roets seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Coldrick – aye, Mr. Roets – aye, Mr. Spallholz – abstain, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 8:04 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

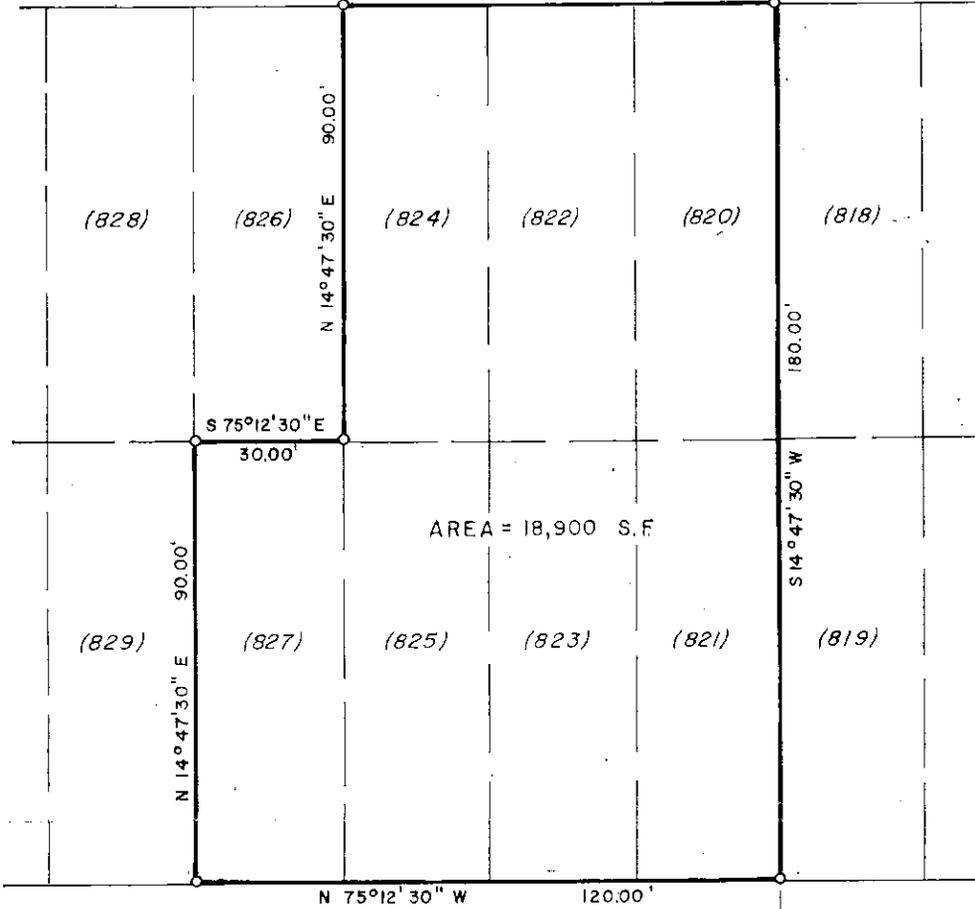
Heather Elford
Planning Board Secretary

COMPASS BEARING
(SEPT. 1997)

CLARK AVENUE

(50' R.O.W.)

S 75°12'30" E 90.00'



ER RD.

80' TO HAVEN AVE

SARATOGA AVENUE

(50' R.O.W.)

NOTES:

- 1) REFERENCE MAP: "ROUND LAKE GROUNDS, SARATOGA CO., N.Y.," MADE BY C.D. BURRUS, FETIC, DATED DECEMBER 13, 1894 AND FILED AT THE SARATOGA COUNTY CLERK'S OFFICE ON DECEMBER 13, 1894 IN DRAWER FF MAP 2.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE AND IS SUBJECT TO ANY INFORMATION IT MAY SHOW.

R.J. Scarano 9/8/97
ROBERT J. SCARANO PLS. 49,321

NO. REVISION	SURVEY & MAP	
	OF LOT 820, 821, 822, 823, 824, 825, & 827	
	SARATOGA AVENUE	
	ROUND LAKE GROUNDS	
VILLAGE OF ROUND LAKE		SARATOGA COUNTY, NEW YORK
DATE: SEPTEMBER 7, 1997		SCALE: 1" = 30'
DR. BY: T.A.E.	ROBERT J. SCARANO	
CK. BY: R.J.S.	Consulting Civil Engineer	
	Hills Road	
	ALBANY, NEW YORK 12211	

Village of Round Lake, NY

Saratoga County

Home

Help

Enter s

15 results for: **minor sub division**

Code

§ 158-5 Approval of minor subdivision.

minc

- A. Application and fee. Within six months after classification of the sketch plan as a minor subdivision, the subdivider shall apply for approval of a subdivision plan. Failure to do so shall require resubmission of the sketch plan to the Planning Board for reclassification. The plat shall conform to the sketch plan, plus any recommendations made by the Planning Board. Said application shall also conform to the requirements listed in § 158-20. All applications for plat approval for minor subdivisions shall be accompanied by the fees as set by resolution of the Board of Trustees from time to time.
- B. Number of copies. Five copies of the subdivision plat shall be presented to the Secretary of the Planning Board at least 10 days prior to a scheduled monthly meeting of the Planning Board.
- C. Subdivider to attend Planning Board meeting. The subdivider, or his duly authorized representative, shall attend the meeting of the Planning Board to discuss the subdivision plat.
- D. When officially submitted. The time of submission of the subdivision plat shall be considered the date that the application, accompanied by the required fees and all data required by § 158-20 of this chapter, is filed with the Secretary of the Planning Board.
- E. Action on subdivision plat.
 - (1) Coordination with the State Environmental Quality Review Act. The Planning Board shall comply with the provisions of the State Environmental Quality Review Act under Article 8 of the Environmental Conservation Law and its implementing regulations.
 - (2) Receipt of a complete minor subdivision plat. A minor subdivision plat shall not be considered complete until a negative declaration has been filed or until a notice of

the provisions of the State Environmental Quality Review Act. The time periods for review of a minor subdivision plat shall begin upon filing of such negative declaration or such notice of completion.

(3) Public hearing; notice; decision.

(a) Public hearing on minor subdivision plats. The time within which the Planning Board shall hold a public hearing on the minor subdivision plat shall be coordinated with any hearings the Planning Board may schedule pursuant to the State Environmental Quality Review Act, as follows:

[1] If the Planning Board determines that the preparation of an environmental impact statement on the minor subdivision plat is not required, the public hearing on such plat shall be held within 62 days after the receipt of a complete minor subdivision plat by the Secretary of the Planning Board; or

[2] If the Planning Board determines that an environmental impact statement is required, and a public hearing on the draft environmental statement is held, the public hearing on the minor subdivision plat and the draft environmental impact statement shall be held jointly within 62 days after the filing of the notice of completion of such draft environmental impact statement in accordance with the provisions of the State Environmental Quality Review Act. If no public hearing is held on the draft environmental impact statement, the public hearing on the minor subdivision plat shall be held within 62 days of filing the notice of completion.

(b) Public hearing; notice, length. The hearing on the minor subdivision plat shall be advertised at least once in a newspaper of general circulation in the Village at least five days before such hearing, if no hearing is held on the draft environmental impact statement, or 14 days before a hearing held jointly therewith. The Planning Board may provide that the hearing be further advertised in such manner as it deems most appropriate for full public consideration of the minor subdivision plat. The hearing on the minor subdivision plat shall be closed upon motion of the Planning Board within 120 days after it has been opened.

(c) Decision. The Planning Board shall approve, with or without modification, or disapprove such minor subdivision plat as follows:

[1] If the Planning Board determines that the preparation of an environmental impact statement on the minor subdivision plat is not required, such Board shall make its decision within 62 days after the close of the public hearing; or

[2] If the Planning Board determines that an environmental impact statement is required and a public hearing is held on the draft environmental impact statement, the final environmental impact statement shall be filed within 45 days following the close of such public hearing in accordance with the provisions of

draft environmental impact statement, the final environmental impact statement shall be filed within 45 days following the close of the hearing on the minor subdivision plat. Within 30 days of the filing of such final environmental impact statement, the Planning Board shall issue findings on the final environmental impact statement and make its decision on the minor subdivision plat.

- (d) Grounds for decision. The grounds for modification, if any, or the grounds for disapproval shall be stated upon the record of the Planning Board. When so approving a minor subdivision plat, the Planning Board shall state, in writing, any modifications it deems necessary for final approval of the plat.
- (4) Certification and filing of minor subdivision plat. Within five business days from the date of the adoption of the resolution approving the minor subdivision plat, such plat shall be certified by the Secretary of the Planning Board as having been granted approval, and a copy of the plat and resolution shall be filed in the Secretary's office. A copy of the resolution shall be mailed to the owner.
- (5) Filing of decision on minor subdivision plat. Within five business days from the date of the adoption of the resolution approving the minor subdivision plat, the Chairman or other duly authorized member of the Planning Board shall cause a copy of such resolution to be filed in the office of the Village Clerk.
- (6) The subdivider shall, within 62 days of receiving such approval, file the minor subdivision plat in the office of the County Clerk. Failure to so file shall result in revocation of such approval.

Subdivision of Land > Procedure

§ 158-20 Minor subdivision plat.

In the case of **minor** subdivision only, the subdivision plat application shall include the ...

Subdivision of Land > Documents Required for Submissions

minc

158-2{20} SUBDIVISION

The **division** of any parcel of land into two or more lots, blocks, sites, with or without streets or highways. and includes "resubdivision."

divis

Height of drywell 0.333333333 2.66666667 2.666667 0.666666667 6.333333333

Gravel filled Width Length Height Volume ft3
 6.5 16 5.66 588.64

Perf section OD 4.5 2.666667 42.412 3 127.23

ID 4 2.666667 33.510 3 100.53

concrete 26.70

Base OD 5.25 0.666667 14.432 3 43.30

ID 3.25 0.666667 5.531 3 16.59

concrete 26.70

Top OD 4.5 0.333333 5.301 3 15.90

concrete 15.90

Pit Volume
 Perf section 588.64
 Base 127.23
 Top 43.30
 15.90

Volume of pit minus Volume drywells 402.21

40% void (space) 160.882444

Total	voids	3 drywell sections	3 Base spaces
Available storage volume	278.00	160.8824	100.53
			16.59