

**Planning Board Meeting
September 13, 2017**

Present:

Peter Sheridan, Chairman
Fred Sievers
Lance Spallholz
Thomas Peterson, Planning Board Attorney

Absent:

Matt Coldrick
Michael Roets
William Ryan, Alternate

Guests:

Paul Block, Village Board
Gary Jones
Sue Jones

Agenda: September Monthly Meeting

- Saratoga Ave. Subdivision
- 26 Albany Ave. Update
- Firehouse Update
- Open Discussion

At 6:59 PM, Mr. Sheridan called the public hearing to order.

Saratoga Ave. Subdivision

The public hearing for the Jones's commenced. Mr. Spallholz asked if three lots meet the minimum requirements for a building lot, which Mr. Jones confirmed it does 8,100 sq. ft., the minimum is 7,000. The driveway is 30', the length of the first lot. Mr. Peterson offered clarification on the misperception that the right of way is partial ownership of land, distinguishing rather the Village owns all the traditional amount of land at the edge of the pavement, and right of way is the right for anyone to pass through the public portion of that land.

A question arose whether Clark Avenue would be considered legitimate frontage, and Mr. Peterson researched the term "street" as it would apply to a paved or unpaved street. As long as it is on the official map, developed or not, it is a street. The Zoning Map does show Clark Avenue as a street; see the highlight on the embedded photo. Mr. Peterson also believes that it has not been deeded as parkland. There was some debate whether the Zoning map or Burrus map is the official map, and for purposes of discussion, the Zoning Map is being used as the official map.

Without any public objections, the public hearing closed at 7:30 PM. Mr. Sheridan then called the Planning Board meeting to order at 7:30 PM, noting that Mr. Coldrick would be absent this evening, and Mr. Ryan and Mr. Roets were also absent.

Reviewing the SEAF (attached), Mr. Spallholz asked about access to public water and sewer, and Mr. Jones said he would defer to what the engineer would recommend, including a second shutoff for the mains. Mr. Spallholz made a motion to approve the SEAF as submitted, which Mr. Sievers seconded. There was no further discussion. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Spallholz – aye, and Mr. Sheridan – aye.

Mr. Sievers made a motion to make a negative declaration that there is no negative environmental impact, which Mr. Spallholz seconded. There was no further discussion. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Spallholz – aye, and Mr. Sheridan – aye.



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Mr. Sievers then made a motion that Planning Board approves the minor subdivision requested by Mr. and Mrs. Jones, referencing the following: recommendation of counsel, that Clark Avenue is a paper street on the current Zoning Map and the Burrus map, as found in Village Code, the definition of street, section 158-2, that Clark Avenue provides RV2 frontage required by the Zoning Board of Appeals for lots 824, 822, and 820, and the fee for the minor subdivision is paid, which Mr. Spallholz seconded. There was no further discussion. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Spallholz – aye, and Mr. Sheridan – aye.

Mr. Jones said he had questions about setbacks and square footage size regarding the building and the lot size, which he would address later. Mr. Peterson said he may need an area variance and that it would be worth pursuing.

26 Albany Ave. Update

Mr. Sheridan said the property had been listed as part of the county auction for back taxes. Mr. Peterson explained that under certain approvals and circumstances, owners can get a year reprieve, but he does not believe it can be extended after the first reprieve is granted. The new survey has been ordered, so Mr. Sheridan believes the Cottrells have confidence that they can move ahead with their new plans. The surveys may contain differences in property boundaries based on feedback he has received.

Firehouse Update

Mr. Sievers said the Planning Board would need to establish the requirement for parking spaces. Mr. Sheridan said for a library every 200 sq. ft. needs a parking space. The firehouse currently has 48 current parking spaces. The new building will be around 12,000 sq. ft. Mr. Peterson said this might come down to collaboration between the engineers as there are no pre-established guidelines for a building of this type. Mr. Peterson stated that the escrow account would need to be funded in order to pay the Village engineer. The answer will come down to site plan review and would be approved as part of the site plan; however, there is no written guidance in the code at this time that meets the kind of structure the firehouse.

Open Discussion

The Planning Board reviewed the August 9, 2017 minutes. Mr. Sievers moved to approve the minutes as submitted, which Mr. Spallholz seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Spallholz – aye, and Mr. Sheridan – aye.

Victorian Landings is in Phase 2 of development. Changes, including the removal of the road to the storm-water pond, are under the purview of site plan review.

Mr. Sheridan made a motion to adjourn at 8:30 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: MIRAM SUBDIVISION - SAMUTKA AVE Lots 820, 821, 822, 823, 824, 825, 827			
Project Location (describe, and attach a location map): SEE ATTACHED			
Brief Description of Proposed Action: Subdivide existing parcel into 2 lots. Lot # 1 includes Lot # 823, 825, 827. Lot # 2 includes 820, 822, 824, and 821 as a driveway.			
Name of Applicant or Sponsor: GARY & SUSAN JONES		Telephone: 518-859-6411	
		E-Mail: garyjones32@gmail.com	
Address: Box 189			
City/PO: ROUND LAKE		State: NY	Zip Code: 12151
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>.43</u> acres	
b. Total acreage to be physically disturbed?		<u>.43</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>.43</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: GARY & SUSAN JONES Date: 8/28/17

Signature: *Gary Jones* *Susan Jones*

COMPASS BEARING
(SEPT. 1997)

CLARK AVENUE

(50' R.O.W.)

S 75°12'30" E 90.00'

(828)

(826)

(824)

(822)

(820)

(818)

N 14°47'30" E 90.00'

S 75°12'30" E

30.00'

AREA = 18,900 S.F.

(829)

(827)

(825)

(823)

(821)

(819)

N 14°47'30" E 90.00'

S 14°47'30" W 180.00'

N 75°12'30" W

120.00'

EP 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

Handwritten signature and date