

**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.

**Planning Board Meeting  
September 13, 2017**

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