

**Planning Board Meeting  
October 11, 2017**

**Present:**

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

**Absent:**

William Ryan, Alternate

**Guests:**

Jon Cullinan

**Agenda: October Monthly Meeting**

- 2011 – Robichaud Subdivision
- Firehouse Update
- Thoughts on the Round Lake Comprehensive Plan
- Open Discussion

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At 7:07 PM, Mr. Sheridan called the meeting to order noting that Mr. Ryan was absent this evening. He also noted that this was going to be Mr. Roets's last meeting with the Round Lake Planning Board as he will be moving away from Round Lake. The Planning Board wished him well and thanked him for his service to the board and community.

**2011 – Robichaud Subdivision**

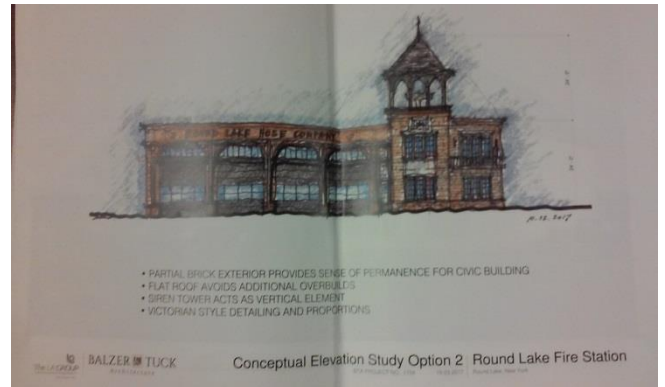
On June 8, 2011, the Round Lake Planning Board approved the subdivision of Ms. Corliss Robichaud's property, <http://www.roundlakevillage.org/files/minutes/pb20110608.pdf>. Mr. Sheridan reported that Saratoga County had not approved this subdivision, as Clifton Park had never submitted the paperwork to the County (map attached). Of the 50+ acres of the property, 10 acres are situated in Clifton Park. Ms. Robichaud wants to make the Clifton Park land residential only. Her subdivision is 2.86 acres and the remaining land would be sold separately. There was some discussion among the board on what wetlands, federal or otherwise, are on the property. Mr. Sheridan stated that he walked the property and confirmed there have been no changes to the property since the 2011 approval.

Clifton Park's Planning Board wants to re-review the plans, and once they approve, they will return the paperwork to the Round Lake Planning Board.

Mr. Peterson clarified that he had represented Ms. Robichaud in the past; however, there should be no conflict of interest in regards to this subdivision and representing the Planning Board.

**Firehouse Update**

Mr. Sheridan began the conversation by saying he had looked into the building height, and as long as it is not livable space, there is not a limit on the height. Mr. Sievers showed the embedded preliminary drawing to the Planning Board and with the tower, the building height will be 48'. The plans are moving along, and the planners are tying in village architectural elements, especially as they have village ties. Mr. Sievers hopes to come in with the site plan engineer and the architect at the next meeting.



Mr. Sheridan said the building permit is \$0.40 a square foot and they are up to 14,000 sq. ft. The Fire Department and planners are still working within current permeable surface boundaries as to not disturb the wetlands.

**Comprehensive Plan**

At the next Village Board meeting, October 18, 2017, there will be a public hearing and review of the proposed comprehensive plan. If approved, this will have an impact on how the Planning Board approves structures. Mr. Sheridan felt that the comprehensive plan provided recommendations, but does not impose requirements. Mr. Peterson wondered whether it would require following historic district zoning guidelines. There was some debate between the board about including material guidelines in accordance to the historic district and density requirements in the zoning guidelines.

**Open Discussion**

The Planning Board reviewed the September 13, 2017 minutes. Mr. Sheridan met with the Village Engineer and Mr. Stevenson, Village Superintendent, to discuss the curtain drain configuration. If the drain runs through village land, Mr. Jones would need an easement and would need to purchase a portion of land from the village for the easement. The stream also needs to be cleaned. Mr. Jones will have 62 days from the determination of approval to proceed. Mr. Peterson believes the deadline may be extended upon the applicant's request. Mr. Sheridan will send a copy of the approval to the applicant, the County Clerk, and the County Planner.

Mr. Spallholz then moved to approve the minutes as submitted, which Mr. Sievers seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Coldrick – abstain, Mr. Roets – abstain, Mr. Spallholz – aye, and Mr. Sheridan – aye.

Mr. Peter Belmonte wants to put up an upgraded sign with a stone stand outside of Hillman Estates, about 6' high, but will take it down in accordance to the PDD. This will be on the entrance of the development and would replace the existing sign.

Mr. Sheridan made a motion to adjourn at 8:21 PM. All were in favor.

Respectfully submitted,

*Heather K. Elford*

Heather Elford  
Planning Board Secretary