

**Planning Board Meeting
February 28, 2018**

Present:

Peter Sheridan, Chairman
Matt Coldrick
Marybeth Murphy
Fred Sievers
Lance Spallholz
William Ryan, Alternate
Thomas Peterson, Planning Board Attorney

Absent:

n/a

Guests:

Matt Brobston	Tim Murphy
Leanne Martin	Frank Mazza
Jason Shepard	Josh Cottrell
Thomas Mazza	Katie Cottrell
Mike Harrington	George Yassenchak
Eric Sievers	
Jeff Wildberger	
Greg McCauley	
Tony Bonacio	

Agenda: February Monthly Meeting

- Fire House Submission Conference
- 26 Albany Avenue
- Open Discussion

At 7:06 PM, Mr. Sheridan called the meeting to order noting that once again Mr. Sievers was recusing himself due to a conflict of interest.

Firehouse Submission Conference

The objective for tonight's meeting is to, pending review, grant final site plan approval to the construction of the new Round Lake Fire House. Mr. Harrington provided a summary of the involved agency feedback (attachment 1), now that the 30 days have elapsed. Mr. Brobston addressed the comments; the majority of the comments were about the disturbance on the site and keeping it under an acre. The LA Group will be onsite to make sure that all boundaries are respected during construction. Mr. Harrington said the DEC recommended that the Planning Board reach out to SHIPO and ACOE.

Mr. Harrington said the next step was to review the FEAF (Part II, attachment 2). After reviewing thoroughly at the last meeting, Mr. Peterson felt they had been more than adequately reviewed. In reviewing Part III (attachment 3), the only change that was made was in reference to lighting under section 15. Mr. Sheridan will need to sign and submit page 2, as well as Mr. Harrington as the preparer of the document.

Mr. Spallholz brought up the difference in the run-off between plans, but Mr. Harrington said that was more pertinent to the site plan. The LA Group made the determination that the surface water will go to Curry Road via surface pavement to the nearby wetland and some will be diverted from the roof and through underground piping. While that was discussed at the last meeting, it has been anticipated and established in the site plan, not in the FEAF Parts II or III. Mr. Brobston said that on review it was determined that the previous runoff behaved the same way, but the plan had not reflected it, and now the plan has been updated.

Mr. Harrington then passed out the formal SEQR Negative Declaration Resolution, Resolution #1 of 2018 (attachment 4). The only change is to the date from this version to the last. Mr. Peterson had no changes to recommend on content or format.

*SEQR Lead Agency Resolution
February 28, 2018*

WHEREAS, the Round Lake Hose Company is undertaking a project called the Fire House Replacement Project (hereinafter referred to as 'the Project'). The proposed Fire House Replacement project is located at the site of the existing fire house at 13 Curry Avenue in the Village of Round Lake. The project proposes to remove the existing four bay fire house structure and replace it with a new four bay fire house with larger office spaces on the second floor, larger fireman's room

on the second floor, a separation of hot and cold zones to improve fireman safety, and larger conference/training rooms. The project replaces the existing building in the same location in relation to the front yard setback. The existing sanitary and water connections will be cut and capped during construction and reconnected for use by the proposed structure. The 37 parking spaces shown for the project site utilize the existing limits of pavement to the north and a small pavement addition to the east of the building for fire responder parking during calls and fire events. The total acreage of the project site is less than 3 acres and the total site disturbance is less than 1 acre. The site grading is minimal and includes new yard drains and drainage pipe for the area of new pavement on the recently acquired lot. The project will eliminate an underground propane storage tank for the generator and will remove the existing detached garage which is located to the north of the existing building; and

WHEREAS, the Planning Board is reviewing the project relative to provisions of the Village's Site Plan regulations.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING BOARD OF THE VILLAGE OF ROUND LAKE AS FOLLOWS:

- 1. The Planning Board hereby determines that the project is an Unlisted action pursuant to the State Environmental Quality Review Act (SEQRA), Article 8 of the New York Environmental Conservation law and its implementing regulations, 6 NYCRR Part 617; and*
- 2. The Planning Board hereby declares itself SEQRA Lead Agency; and*
- 3. The Planning Board hereby instructs the Chair, with the assistance of the consulting engineer and attorney, to notify involved agencies of the Planning Board's intent to serve as SEQRA Lead Agency and to further initiate the coordinated review of the Project under the SEQRA regulations and authorizes the Chair to sign all environmental review documents*

Mr. Coldrick made a motion to accept the Negative Declaration as submitted, which Ms. Murphy seconded. Mr. Sheridan asked for comments, and no further comments were made. Ms. Elford polled the Board: Mr. Spallholz – aye, Ms. Murphy – aye, Mr. Ryan – aye, Mr. Coldrick – aye, and Mr. Sheridan – aye.

Mr. Harrington needs to submit a form for the Environmental Notice Bulletin, which he will do for the Planning Board. It does not need to be published before action can be taken by the Round Lake Fire Department.

Mr. Peterson then passed out a copy of the Site Plan Resolution, Resolution # 2 of 2018, as follows:

WHEREAS the Round Lake Planning Board received an application for site plan approval for the reconstruction of its fire house at 13 Curry Avenue, Round Lake, New York by the owner of that real property, Round Lake Hose Company No. 1, Inc.; and

WHEREAS the Round Lake Planning Board named itself lead agency for the purpose of administration of the NYS Environmental Quality Review Act ("SEQRA") and notified all involved and interest agencies of its intention, providing them with copies of the proposal for review; and

WHEREAS the Round Lake Planning Board received endorsements of its lead agency status from the Saratoga County Planning Board, the NYS Department of Environmental Conservation, the NYS Department of Transportation, and the Town of Malta, and an acknowledgment of notification by the U.S. Army Corps of Engineers which took no position on the Planning Board's lead agency status, and received no objections to that status from any involved or interested agency or any other person; and

WHEREAS the Saratoga County Planning Board reviewed the Project and found that it would have no significant county wide or inter-community impact; and

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WHEREAS the Round Lake Planning Board prepared a Full Environmental Assessment Form, and issued a Negative Declaration and Notice of Determination of Non-Significance; and

WHEREAS the Round Lake Planning Board has received proposed final plans for the Round Lake Hose Company Fire House Replacement project and reviewed them at a public meeting with the assistance of Lamont Engineers (Michael D. Harrington, P.E.); now, therefore, it is

RESOLVED that final site plan approval is granted to the Round Lake Hose Company with respect to its Fire House Replacement Project, and the Chair is direct to sign the approved plans.

Mr. Harrington mentioned the water main, which he had discussed with Mr. John Stevenson of the DPW. He recommended that the work on the main should be done to village standards, but clarified that it is a private line. The Fire House is the only entity using this line.

Mr. Coldrick made a motion for final site plan approval, which Ms. Murphy seconded. Mr. Peterson made a comment that this was impressive engineering work in a short amount of time. Ms. Elford polled the Board: Mr. Spallholz – aye, Ms. Murphy – aye, Mr. Ryan – aye, Mr. Coldrick – aye, and Mr. Sheridan – aye.

26 Albany Avenue

Next on the agenda is 26 Albany Avenue. Mr. Sheridan did not have a chance to review the drawings until yesterday, and passed around the full-scale drawings for the Planning Board to review. Mr. Sheridan thought the elevations looked great. His one concern is about the survey, with the 3'1" and the property line not being parallel to the house, it narrows down to 2'10" in the back. He called the Department of State, and they recommended the whole wall would have to be windowless as a detached single family home. Mr. Sheridan presented the following options to the Cottrells: they may file with the Department of State for a variance, or shift the wall, ask the neighbors to sell a foot of land, or re-review with the surveyor to check the lines again. Discussion ensued whether this would be a subdivision or if a lot line adjustment is also a possibility.

Applying for the Department of State for a variance could take a few months, but Mr. Sheridan felt their chances would be good for getting the variance approved. Mr. Peterson recommended that they file for a variance even if they were re-surveyed.

Mr. Spallholz asked about the existing foundation and what will happen to the foundation where the wall is being moved inward. The engineer said it will be backfilled and covered with dirt. New foundation walls are being put in, and an egress window is going to be added to be up to code. Concerns about the dry well were addressed as well, and the new roof pitches and gutters will take care of the water drainage issue.

Mr. Coldrick brought up a previous concern of Mr. Sievers about false windows being a risk to the Round Lake Fire Department perceiving it as a means of escape.

The Planning Board conducted a straw poll to see if they are for or against the plans going in if the variance were approved or if the survey shows 3' consistently. Mr. Spallholz seems like the plan is a great improvement, the only concern he had was about drainage. Ms. Murphy says she likes the plan, a sentiment echoed by Mr. Ryan, Mr. Coldrick and Mr. Sheridan. Therefore, the Planning Board unanimously agrees that contingent on the survey or state variance, they would want to move ahead with the plans for site plan approval.

Mr. Sheridan also expressed concerns about the parking situation and the trees that are there, but is something that will have to be dealt with during construction. Easements will come with the building permit process.

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The Cottrells will update Peter as they hear from the surveyor.

Open Discussion

The Planning Board reviewed the January 24, 2018 minutes. Mr. Coldrick moved to approve the minutes with minor formatting changes as indicated by the Secretary, which Mr. Spallholz seconded. Ms. Elford polled the Board: Mr. Coldrick – aye, Ms. Murphy – aye, Mr. Spallholz – aye, Mr. Ryan – abstain, and Mr. Sheridan – aye.

Mr. Spallholz said that he would like to add this discussion to the next meeting – he wants the Planning Board to raise to the Village Board that any changes to properties need to be documented and photographed. Mr. Peterson said that would be an amendment to village law, and that there should be sufficient time for building inspector to take photographs, or sign off on the submitted photographs.

Mr. Sheridan made a motion to adjourn at 8:19 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary