

**Planning Board Meeting
March 14, 2018**

Present:

Peter Sheridan, Chairman
Matt Coldrick
Marybeth Murphy
William Ryan, Alternate

Absent:

Fred Sievers
Lance Spallholz
Thomas Peterson, Planning Board Attorney

Agenda: March Monthly Meeting

- 26 Albany Avenue
- New Firehouse
- Green Space and Historic Zoning
- Open Discussion

Guests:

Adrienne Maros	Kim Berry
Erin Mason	Samantha Snyder
Mue Ziegler	Frank Mazza
Nick Dean	Tina Alviar
Debbie Rice	Christine Van Patten
Paul Block, Village Board	Katie Cottrell
Amy Leach	Josh Cottrell
Eric Leach	Phyllis Wildberger
Denise McDonald	Jon Cullinan
Robert Davis	

At 7:04 PM, Mr. Sheridan called the meeting to order noting that Mr. Spallholz and Mr. Sievers were absent this evening.

26 Albany Avenue

Mr. Sheridan indicated that new drawings and a corrected survey were available, and invited audience members to the table to review them. With the corrected survey, the conflict about the 3' distance of the property line to the house was resolved. The drawings show what the re-design for the home will be. At the last meeting, a straw poll was unanimous that if the survey came back with 3'+, the Planning Board wanted to move ahead with approving the plan. Stormwater, a concern for Mr. Spallholz, was discussed and ultimately decided to be a non-issue. The siding will be cement Hardie board for the whole structure.

Mr. Sheridan made a resolution to give site plan approval to 26 Albany Avenue as submitted, which Mr. Coldrick seconded. There was no further discussion. Ms. Elford polled the Board: Ms. Murphy – aye, Mr. Ryan – aye, Mr. Coldrick – aye, and Mr. Sheridan – aye.

The remaining issues with granting building permits are easements, which are in progress of being resolved.

New Firehouse

Chief Mazza is here tonight, and the Planning Board wants to address any concerns that the public would like to discuss. Drawings were made available for review. Mr. Sheridan gave an overview that at the last meeting, the Planning Board gave final site plan approval to the new firehouse. The Hose Co. owns the firehouse, who obtained the mortgage for the new building. Round Lake Village owns the equipment. April 2, 2018 is the target date to begin deconstruction and construction. The power will be cut to the existing building on that day. The trucks will be divided between Stewart's and the Malta branch during the deconstruction and construction period.

The next steps are to issue a demolition permit and then a building permit. Final drawings are needed before the building permit can be issued. Ms. Berry offered her support to the Round Lake Fire Department for the new building.

Mr. Davis questioned what the materials were, and Chief Mazza clarified the fronting will be brick, of which there will also be wraparound brick on the sides, which will transition to a different material like fiber board or metal paneling. The Fire Department would have liked to have bricked the whole building, but could not due to financial constraints.

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Mr. Davis and Ms. McDonald wondered if there was landscaping that could be put in place to obscure the sides of the building. Space is limited as the Fire Department cannot disturb the wetlands, and that is why the firehouse is staying on the same footprint. In addition, the Fire Department wants the "Round Lake Fire Department" name on the side of the building to be highly visible to serve the purpose of promoting the Fire Department.

Mr. Davis and Ms. McDonald expressed concerns about the communication of agenda items and timing of Planning Board meetings. Mr. Sheridan clarified that the Planning Board meets as needed on the second Wednesday of the month unless a special circumstance warrants an off cycle meeting. If there are no agenda items, the Planning Board will not meet. Meeting agendas are posted on the village Facebook pages, the sandwich board outside of the village office, and meeting dates and times are on the calendar of events on the Round Lake website. Meeting minutes are also posted to the Round Lake website in a timely fashion.

Green Space and Historic Zoning

At the last meeting, Mr. Spallholz discussed he wants the Planning Board to approach the Village Board about amending the Comprehensive Plan to document and photograph changes to Historic District properties. Mr. Sheridan said per Historic District zoning, like materials should also be used when there are exterior changes.

Mr. Sheridan spoke about the 22 acres are for sale by Rt. 9 and the bypass, which he believes is selling for \$350,000 - \$400,000. He ideally would like to see the village purchase the land rather than have it turn into another PDD. Another 33 acres for sale at the end of New York Avenue could become a similar situation. Although the acreage is high, the amount of developable land on these sites is low. Discussion ensued about green belting around the village, and who owns the multi-use path on the Zim Smith and the surrounding land.

Ms. Maros wondered if Saratoga PLAN could get involved with green space plans and purchases. Mr. Cullinan suggested offering a certain amount of money to give away their development rights. Ms. Van Patten said if there was no easy way to develop the properties, or no road access, the village would be better served to save their money.

Mr. Ryan suggested planning a green space walk when the weather improves. Mr. Coldrick also suggested getting an independent assessment on the land values of green spaces.

Mr. Davis suggested a committee be formed for design review. He and Ms. McDonald would love to see trees planted on the roadways into the village. They believe it would calm down drivers and obfuscate the unbricked siding of the firehouse.

Open Discussion

The Planning Board reviewed the February 28, 2018 minutes. Mr. Coldrick moved to approve the minutes as submitted, which Ms. Murphy seconded. Ms. Elford polled the Board: Mr. Coldrick – aye, Ms. Murphy – aye, Mr. Ryan – abstain, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 8:11 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary