

**Planning Board Meeting
August 8, 2018**

Present:

Peter Sheridan, Chairman
Lance Spallholz
Marybeth Murphy
Timothy Lesar, Alternate

Absent:

Thomas Peterson, Planning Board Attorney
Doug Harple, Sr.
Fred Sievers
William Ryan, Alternate

Agenda: August Monthly Meeting

- Curry Road Subdivision Proposal
- Firehouse, minor plan changes
- Open Discussion

Guests:

Ron Miller
Lori Miller

At 7:06 PM, Mr. Sheridan called the meeting to order noting that Mr. Sievers, Mr. Harple, Mr. Ryan, and Mr. Peterson were absent.

Curry Road Subdivision Proposal

The Planning Board convened to review a proposed subdivision for Mr. Ronald and Mrs. Lori Miller of 14 Curry Avenue. They have 12 lots, which are all on the same deed. Part of the property is on a former paper street, Shepherd Avenue. It is a rectangular lot with 220' ft. running north to south. It is just over 17,000 sq. ft.

The SEQR documentation has not yet been completed; however, the Zoning Board of Appeals application is attached. Tonight the Planning Board will review the paperwork and then schedule a public hearing.

The subdivision will be for their son Mr. Matt Miller, who wants to put up a garage with an apartment over it. Mr. Spallholz's immediate concern is the right of way of the gravel driveway. When they subdivide, right of way would need to be attached to the lot. Reviewing the map the Village owns Griffin Avenue, a paper street, but is not available for purchase.

This is zoned RV2, which requires a minimum 20' front setback, 10' on the sides, and a rear setback of 30'. They will need to avoid disturbing water and sewer lines during construction, which run along the top of the hill. In determining frontage, a street must be identified, and Griffin Avenue qualifies, so this would be considered a minor subdivision.

The Millers need to complete the SEAF, have the public hearing, and then get final site-plan approval. They will need to pay a fee and file maps with the Saratoga County Clerk. Mr. Spallholz recommended they speak with Mr. John Stevenson, Superintendent of Public Works, to confirm the additional load and capacity on the water line. Mr. Sheridan will follow up with the fee amount and any necessary paperwork. The Miller's will need to get the easement for the driveway, and have it documented on the maps.

Mr. Sheridan noted the property is not in the historic district. The next meeting will be September 12, 2018 and Mr. Sheridan will schedule the public hearing for 6:45 PM.

Firehouse, minor plan changes

In Mr. Sievers's absence, Mr. Sheridan spoke of plan changes to the new Round Lake Fire Department building. They will be attaching motion lights to the building, rather than traditional lights. They will also be expanding the apron and adding a curb, but it will not exceed the original footprint. Mr. Sheridan will ask Mr. Sievers to elaborate at the next meeting, as they will not be making these changes in the current phase of construction.

Open Discussion

Mr. Scott Lansing approached Mr. Sheridan about the possibility of cluster development at the end of New York Avenue. Cluster Development is covered in Village Code § 158-40 – § 158-47. Without a PDD, they can only develop 60% of the land.

Mr. Lansing asked what defines a steep slope in terms of development. Consulting with Mr. Blue Neils, Malta and Saratoga Springs define a steep slope at 25°, and Clifton Park defines it as 18°. Mr. Neils said 15° would be reasonable depending on the soil type, and a soil test would need to be provided by the developer to give the composition of the soil. Mr. Sheridan said he thought the Planning Board should make a recommendation to the Village Board that the Planning Board considers 15° degrees and above as a steep slope.

In updates from the July 11 meeting, first for 26 Albany Avenue, the Cattrells put up gutters, but need to redirect the water to not drain on neighboring property. Mr. Sheridan will reach out to see what progress has been made in the loan application process. It is imperative that work begins on the property before the winter.

Regarding the Hurley's garage, they will likely not begin construction this year. All the land is deeded on one property.

The Planning Board reviewed the July 11, 2018 minutes. Mr. Spallholz moved to approve the minutes as amended, which Ms. Murphy seconded. Ms. Elford polled the Board: Ms. Murphy – aye, Mr. Spallholz – aye, Mr. Lesar – aye, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 8:41 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary