

**Planning Board Meeting
December 12, 2018**

Present:

Peter Sheridan, Chairman
Doug Harple, Sr.
Fred Sievers
Marybeth Murphy
Timothy Lesar, Alternate
Thomas Peterson, Planning Board Attorney

Absent:

Lance Spallholz
William Ryan, Alternate

Guests:

Gary Putman, Mayor	Dixie Lee Sacks
Lyudmila Bodnaruk	Michael Bianchino
Andy Esperti	Scott Varley
Frank Spano	Annette Spano
Katelyn Jones Rivera	Susan Jones
Sam Miller	Tina Alviar
Amy Leach	Eric Leach
Suzanne Hall-Westcott	Lydia Hoffman
Jennifer Lanahan	

Agenda: December Monthly Meeting

- Lansing Subdivision Proposal
- Open Discussion

At 7:03 PM, Mr. Sheridan called the meeting to order noting that Mr. Spallholz and Mr. Ryan were absent. Mr. Lesar arrived at 7:07 PM.

Lansing Subdivision Proposal

Mr. Sheridan stated that this is a preliminary meeting to review the Lansing subdivision proposal. Mr. Sheridan raised concerns about New York Avenue and Morris Road. New York Avenue is a blind corner, and Morris Road is a narrow country road with around 6 houses on it with large drop offs on one side. He is also concerned with water pressure getting up the hill based on the elevation compared to the water tower and pump station.

Mr. Michael Bianchino of Lansing Engineering is present to represent the client and began his presentation. The larger parcel along Morris Road was used for farming, and is now vacant with woodlands and flood plains. The smaller parcel on is on New York Avenue. The total property is 34.39 acres in size in RV-1, with portions that are RV-1 and RV-2. The ACOE wetlands comprise less than 4 acres, DEC wetlands are about 5 acres with buffer areas. The previous owner received confirmation on both designations in 2015. The steep slopes on the periphery are between 6 – 33%.

He then evaluated the environmental constraints: 2.69 acres of DEC wetland, 2.71 acres of buffer, 3.74 acres of federal wetland, slopes exceeding 20% that represent 8.84 acres, almost 18 acres total. The amount of developable land is 16.4 acres. With RV-1 density on clusters, 14,000 sq. ft. lots would yield 51 units on 16.4 acres. Instead, they are requesting 31 lots tonight. Cluster development reserves 40% of the land for green space. The development proposes a 1.1 acre green space area in the center of the subdivision. The minimum lot size will be 8,000 sq. ft., and setbacks will meet or exceed RV-2 zoning. Publically accessible land will include constrained and unconstrained land. Primary infrastructure includes roads, water, and sewer. This will create 2,800 linear feet of new roadways. They will connect to Round Lake water and Saratoga County sewer. 8,000 gallons of water per day is the estimated usage. Stormwater management has been considered, as well as green building, and maintaining environmental sensitivity.

**Planning Board Meeting
December 12, 2018**

Mr. Sievers led the questions and comments, asking how construction and infrastructure would be able to be supported on New York Avenue and Morris Road, which Mr. Sievers stated he resides on Morris Road for transparency. The road is narrow at only 33' wide; they would need additional right of way and enhancements to sustain construction.

Mr. Sheridan mentioned that there were other things that are needed before proceeding, including a letter sent to the Village Board and a signed agreement with paid professional fees. He said on the SEQR for updates, there is a nonconforming commercial property – Leah's Cakery. This subdivision will increase traffic greatly in the area. Whether this proposed subdivision is in the historic district is debatable. There are also bald eagles on site in regards to the question for protected species. The grading on the county site has some of the proposed lots as steep slopes. On the 40% of the plan that is parkland, he expressed concerns that people will not want to hike through other's backyards.

Mr. Sievers had concerns about new subdivisions feeling separated from the village. Mr. Sheridan had reservations about residents paying HOA fees, village taxes, and town taxes – and the possibility of being voted out as a village with the combined population of Victorian Landings, Hillman Estates, and this proposed subdivision all in the same financial position. Mr. Peterson asked if there were plans for sidewalks on New York Avenue to connect to the village as Victorian Landings has done.

Mr. Sheridan said the homes did not appear to be clustered, and said they appeared to be more of a traditional subdivision. They could be clustered more, which would increase green space. The slope of the road going to Morris Road would be a maximum of 7%, which Mr. Bianchino said they have hoped to reduce with the contouring of the road. Mr. Sheridan had concerns about the slope, and Mr. Peterson expressed concerns about removing materials from the site.

Ms. Murphy asked about the archaeological dig mentioned in the SEQR. The database Lansing used indicated there was potential, but they confirmed it was not an archaeologically sensitive area. The DEC defaulted it, which would have to be notated on the SEQR.

Mr. Sheridan said the Planning Board just received the plans and would need more time to review. Mr. Sievers suggested perhaps moving the properties to make the East side, which has a steeper slope, more accessible for green space that would yield better viewing and more enjoyment. Mr. Sheridan mentioned the firehouse and its accompanying whistle for noise concerns.

Mr. Sheridan opened the meeting for questions or concerns. Ms. Sacks had concerns about the water pressure, particularly with Washington Avenue drawing water from New York Avenue as well. Mr. Sheridan said they would have to consider the fire hydrants and their pressure. Mr. Peterson suggested an in-depth traffic study first as it is a primary concern of both the Planning Board and Village Board with their last application presented at the November 26, 2018 Village Board meeting.

The next meeting would be January 9, 2019, which will give the Planning Board time to review and give feedback.

Planning Board Meeting

December 12, 2018

Open Discussion

Mr. Spallholz in absentia wanted to discuss height of the building on Round Lake code vs. state code, which will be brought up at the next Village Board meeting. Another thing he has concerns about setbacks for sheds, which Mr. Sheridan wants to bring up as a zoning change.

Mr. Sheridan then brought the meeting to a close, mentioning tonight would be Ms. Elford's last meeting as Planning Board Secretary. He thanked her for her years of service. Ms. Jennifer Lanahan will assume the position in January 2019, and her past public experience will serve the Round Lake Planning Board well.

The Planning Board reviewed the August 8, 2018 minutes. Ms. Murphy moved to approve the minutes as submitted, which Mr. Sheridan seconded. Ms. Elford polled the Board: Mr. Sievers – abstain, Mr. Harple – abstain, Ms. Murphy – aye, Mr. Lesar – aye, and Mr. Sheridan – aye.

The Planning Board reviewed the September 12, 2018 minutes. Ms. Murphy moved to approve the minutes as submitted, which Mr. Sievers seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Harple – aye, Ms. Murphy – aye, Mr. Lesar – abstain, and Mr. Sheridan – aye.

The Planning Board reviewed the November 5, 2018 minutes. Mr. Sievers moved to approve the minutes as amended for a name correction, which Ms. Murphy seconded. Ms. Elford polled the Board: Mr. Sievers – aye, Mr. Harple – aye, Ms. Murphy – aye, Mr. Lesar – aye, and Mr. Sheridan – aye.

Mr. Sheridan made a motion to adjourn at 8:01 PM. All were in favor.

Respectfully submitted,

Heather K. Elford

Heather Elford
Planning Board Secretary