

## INTRODUCTION

### ROUND LAKE VILLAGE

Round Lake Village is an incorporated village in the State of New York, County of Saratoga, and Town of Malta. The name of the village is derived from a circular lake located on the east side of the village. Little Round Lake is a smaller lake, located northeast of Round Lake, and connected to it by a small stream.

New York State Route 67 passes the northeast side of the lake. U.S. Route 9 passes through the east side of the village, and Interstate 87, the Adirondack Northway is a half mile to the west. County Roads 80 and 823, passing through the Village, link US-9 to the Northway.

In 1975, the Round Lake Historic District, which encompasses the entire village, was added to the National Register of Historic Places by the United States Secretary of the Interior.

According to the United States Census Bureau, the village has a total of 1.2 square miles, of which 1.1 square miles is land, and 0.1 square miles (7.69%) is water.

Those are the bare facts of the matter, but they, alone, do not begin to tell the full story of Round Lake. Round Lake is our Village, and we are immensely proud of it. The history of Round Lake is as unique as the Village's architecture. The Village, by its very nature, possesses a character and ambiance that cries out for maintenance, preservation and protection. That maintenance, preservation and protection is the job of its citizens, and we are committed to that obligation.

Round Lake has retained its beauty and its character through the efforts of its Board of Trustees, its Planning Commission and its Zoning Board of Appeals, as well as the efforts of the citizens of Round Lake, all working together to develop the forward-looking Round Lake Village Comprehensive Plan, which is contained herein. Among other things, this Plan establishes goals and objectives that will not only maintain, but which, if achieved, will enhance Round Lake's characteristic ambience and attractiveness.

However, the creation of such goals and objectives will not alone insure their attainment. The most effective means of realizing the objectives set forth in the plan is through careful and creative zoning, planning and design control, (Cf, Appendix 1, Zoning Map, Village of Round Lake), extending to the nature, use, location, size, architectural design, ecological considerations and all other elements involved in property use and development within the Village.

Just as the Round Lake of today is the product of all of the efforts of its citizens in the past, so also, achieving the goals and objectives set forth in this Plan is also the job of every village citizen, today. Your continuing support and assistance in that endeavor are greatly appreciated.

## **I. OBJECTIVES OF THE ROUND LAKE VILLAGE COMPREHENSIVE PLAN**

The primary objective of the Comprehensive Plan is to ensure that the unique character of the Village of Round Lake is both preserved and maintained, and that further development within the Village is consistent with that character.

The Plan inventories existing Village resources and needs and describes recent trends and development. Based on those needs, resources and trends, the Plan provides long range objectives, short term goals, and policies to guide growth and development that will achieve that primary objective.

### **Historic Preservation**

Historic preservation is a matter of public policy in the Village of Round Lake. Accordingly, it is the intention of this Plan to provide planning guidance that considers the effect that the creation of new buildings, or changes to existing structures will have on the Village as a whole.

Within Round Lake Village, design review is implemented by the planning committee, and may also be guided and assisted by standards developed and published by, and available from, the office of the United States Secretary of the Interior. New buildings will be built, and existing buildings will be restored and renovated in the Village. The purpose of establishing design review standards is to ensure that those new buildings, and exterior changes to existing structures, large scale landscaping and site plan changes (trees, hedges and earth contour changes) are compatible with, and can therefore enhance the overall character of, the Village, while also serving to maintain, protect and enhance the important natural characteristics of the several ecological areas that are so important to Round Lake Village ambience.

### **Environmental Conservation**

Effective environmental conservation is no less important than, and no less a public policy of, the Village of Round Lake, than historic preservation. In our small Village, the two elements are inextricably bound together.

Thus, an equally critical, objective of the Plan is to ensure that the development of all property contiguous with the Village proper is consistent with the environmental attributes, and the sense of community that exists within the boundaries of the Village.

Absent the ambience afforded by Round Lake itself, much of the Village's inherent charm and physical attraction would be lost. Without the natural insulation and protection afforded by the woodlands, farmlands, streams and wetlands surrounding, located within, and coursing through the Village, it is likely that the historic Village core would have been, long ago, lost to the thoughtless overdevelopment seen in some nearby communities.

The Village must appreciate the opportunities that effective environmental conservation can contribute to both its present and its future. Its residents enjoy green-space in the form of scenic vistas, lakefront activities, woodlands, streams, footpaths and trails. Effective environmental conservation also exists in making certain that property is developed in a way that is consistent, not only with the

economic and aesthetic needs of the community, but which also recognize the limitations placed upon development by environmental considerations.

The Village has demonstrated its ability and willingness to take those limitations into account, by requiring that the siting of recent major development projects take into account their current, as well as their potential, impact upon the environment, and by establishing developmental conditions that include adequate, site sensitive, and appropriate protection for nearby wetlands and other natural elements and features.

Obviously, since non-Village development is much less subject to control, strict vigilance and a willingness to strenuously intervene when necessary, are essential to accomplish this objective.

### **Plan Characteristics**

In order to effectively achieve the above stated objectives, the Plan cannot be a static document. Rather, it must have the capacity to evolve and change as circumstances require, in order to remain fully capable of providing essential and timely guidance in the enactment of Village legislation dealing with zoning laws, building codes and ordinances which, by their very nature, are intimately related to the preservation of Village ambiance.

Accordingly, the policies contained in the Plan should be reviewed annually by the Board, and the entire Plan reviewed every five to ten years, depending upon the degree to which the community is being developed, or the extent to which conditions have changed since the Plan was last revised.

The Plan can, and should, function as an effective tool in providing clear and effective information and guidance, both to residents who seek to improve their own property, as well as to those who seek to undertake development within, or in close proximity to, the Village.

### **Recent Area and Village Developments**

The last decade has been a time of extraordinary change, for both the Village and the surrounding area. Among those numerous changes are:

1. Construction of the multi-billion-dollar Global Foundry Chip Plant in Malta.
2. Creation of the Round Lake Bypass designed to route traffic from Global Foundry and the Mechanicville intermodal rail yard around the Village, which allowed the Village to take ownership of George and Curry roads. As a result of this acquisition, several stop signs and pedestrian crossings have been installed, and both vehicular and pedestrian traffic safety enhanced.
3. The Department of Conservation and the Village cooperated in the creation, in 2013, of a boat ramp to allow access to Round Lake.
4. All Village water and sewer lines were replaced in 2004. At the same time, natural gas lines were installed. (Cf.: Appendix 2, Village of Round Lake Sewer & Water Lines).
5. The Village reservoir was sold, and Village water supply now comes from the Town of Clifton Park Water Authority and the Saratoga County Water Authority.
6. The Round Lake Library expanded, opening a new branch in Malta.
7. The Zim Smith Trail, which runs through the Village, was paved, and extended to Route 9.
8. At Pasquarell Field baseball diamonds are being improved and expanded.

9. Two large-scale housing projects are currently underway. Victorian Landings, located atop the hill across from the Round Lake Fire Department, will have approximately 80 condominium units when completed. Griffin's Ridge, located in the southeastern edge of the Village, will ultimately contain approximately 50 houses.
10. A Farmland Protection and Greenland Infrastructure Plan was adopted by the Village in 2011.

The above noted changes have all either taken place or are under development. The changes are expected to be accomplished without adversely affecting the essential character of the Village.

The annual antiques and crafts festivals, (sponsored by the Woman's Round Lake Improvement Society) so much a part of the fabric of the village, are alive and well. Moreover, there has been a recent resurgence of interest in using the Auditorium for various arts-related activities. An influx of artists and musicians in recent years bodes well for a continuation of that resurgence. It would thus appear both appropriate and opportune for the Village to include arts and culture as integral components of land-use planning and long-range objective strategy in the Village.

## II. HISTORY OF THE VILLAGE OF ROUND LAKE

In 1867, Joseph Hillman, a real estate developer from Troy, and a small group of interested ministers and laymen of the Methodist Church, visited the western shores of Round Lake. Impressed by the pine woods, the nearby farms, the availability of pure spring water, and the convenient train service, those men brought a larger group to survey the area for a proposed church camp meeting ground. Forty acres were purchased that year.

On May 5, 1868, the Round Lake Camp Meeting Association of the Troy Conference of the Methodist Episcopal Church was incorporated. Shortly thereafter, a station, a speaker's stand and a bookstore were built, and other improvements made to accommodate camp meeting attendees. By 1869, the popular camp meetings were drawing crowds of up to 20,000 at Sunday Services, and became so famous that were featured in lithographs published in the very popular Harper's and Leslie's magazines.

In 1869, seeking to escape some of the rough and tumble of camp life, a number of summer residents erected the first cottages. Their Victorian architecture created a wonderful fusion of natural and architectural beauty.

The 1880's saw many changes. "The Round Lake Camp Meeting Association" became the "Round Lake Association." Education became the partner of religion in the summer programs, which included Chautauqua-style classes, instruction in art, music, and language, an assembly for ministers and Sunday school workers, and various educational/religious camp meetings. In 1896, The Women's Round Lake Improvement Society (originally the Kerosene Club) dedicated itself to the founding of a library, which opened in 1897. The library is the second oldest in Saratoga County, and the first to have its own building. As a result of such developments, Round Lake became a cultural Mecca.

A building boom accompanied Round Lake's cultural expansion, largely due to the generosity of two men; the Reverend William Griffin, D.D., first president and member of the Association for almost 30 years, and its president for 12, and Hon. George West, the district's Congressman, owner of several paper mills, and a trustee and treasurer of the Association. The new structures included the Arcade, a tiny forerunner of today's shopping mall; the auditorium, dedicated in 1885, and enlarged, in 1888, to accommodate the 1847 Ferris organ; the Griffin Institute, later called the Round Lake Academy; and the George West Museum of Art and Archeology, the third largest museum in the State. In 1920, it became the Round Lake School, Alumni Hall, Garnsey Hall, Kennedy Hall and the Burnham House (now "The Pines").

Permanent religious facilities were constructed in the same period. The Methodist Church was built in 1894, and All Saints Episcopal Church in 1892. Both are still in use today.

An abundance of recreational resources were recognized and developed. During the 1870's, a mineral spring was opened on what is now the lawn of the Methodist Church. The analysis of the water proved it to be almost the same quality as that of the Congress Spring in Saratoga. A pavilion was erected, and the bottled water sold to individuals, hotels and train passengers.

On Round Lake, itself, one could visit the Casino, go fishing, swimming, boating, or take a ride on the steam yacht, "The Ordellia." Elsewhere, tennis was played on the still extant Association courts. Also popular were baseball, croquet, and, by 1897, golf.

Residential needs were satisfied, for year-round residents and summer visitors alike, by the construction of new large homes and cottages, and in various hotels and boarding houses.

In July of 1921, the “Great Fire” burned the Arcade and 17 cottages to the ground. The generosity of Mr. Ellis Rowe was a great benefit to the Association. He bought up the leases on the cottages that had been destroyed and donated the land for park land to the Association (Rowe Park) to the library, to be maintained as a park.

Between 1930 and 1970, the general economic health of the area, and its value as a recreational gathering spot, deteriorated. Many of Round Lake’s fine old buildings were lost to neglect and razed or destroyed by fire (e.g. the Hotel Wentworth). Today, only a few of the large spectacular buildings remain, among them, the Auditorium, the Round Lake Inn (formerly the Burnham House) and the “Cluett Mansion,” (a large, private residence). Happily, also remaining are remarkable stocks of residences (large homes and cottages alike) which retain their Victorian detail and flair.

Train service was discontinued in 1965, in part because the Village had declined as a cultural attraction. The Round Lake Association was also dissolved in the 1960’s. In 1968, the residents voted to become a Village, and our Certificate of Incorporation was received the next year.

Round Lake’s preservation as an historic Victorian community was aided, in 1980, by the award of a HUD grant of \$300,000, which allowed the restoration and improvement of many Village structures to some of their former glory. That grant has had a remarkable effect upon the Village, not only for the aesthetic and safety improvements it occasioned, but for its unifying effect upon the entire Village, and the enthusiasm it created for the restoration of other public and private properties.

The Village also remains profoundly tied to its rich cultural past. Shows and celebrations highlighting the arts, crafts and antiques are regularly held on Village grounds. Organ and musical concerts are regularly given in the Auditorium. The library, with its impressive collection of books on Victorian architecture and Victoriana, and its recent expansion into Malta, remains a splendid and invaluable resource for both children and adults.

There is every expectation that, with continuing vision, care and oversight, Round Lake will maintain its well-earned reputation as a unique and charming little Victorian “Village in the Grove.”

### **III. ROUND LAKE AMBIANCE**

#### **Community**

Perhaps the most striking feature of the Village core is its physical layout. Residences and other structures are generally laid out in concentric circles, radiating out from the Auditorium. Also extending from the Auditorium are narrow streets and pedestrian walkways, creating a hub and spoke pattern. The typical residential lot and its house are small, but there is no lack of recreational space. A multitude of parks and congregate areas are set throughout the Village, and open space, easily accessed from the pedestrian pathways, is heavily used. Residents thus become extremely familiar with each other. The attitude of community life, so enhanced by the physical layout of the Village, is Round Lake's secret of Village life.

#### **Campground Setting**

The physical layout of the Village "core," with its unmistakable "campground atmosphere," is greatly appreciated by its residents. Also contributing to this setting are the mature tree stock, and the relative isolation of the developed Village core from its surrounding environs. The tree stock adds considerable beauty to the Village and provides a sense of shelter. The sense of isolation of the Village, accomplished by geography and the surrounding woodlands, both allows and encourages the Village to maintain its unique character.

#### **Architecture**

The architecture of Village core residences and other structures is essentially campground Victorian (a notable exception being the circa 1920's municipal building), since many of the structures are camp houses, which have been converted over the years to permanent residences. However, much Victorian detail and sensibility remain intact. Design elements, such as open porches, originally conceived of as a means of inviting social contact, happily retain that function today.

#### **Parks and Congregate Space**

In many ways the Village is a self-nurturing community. Multitudes of recreational and social opportunities exist within its confines, including tennis and basketball courts, baseball fields, children's parks, walking trails and numerous and extensive parks. That diversity of location and opportunity can be attributed to the original concept of the Village as a planned campground community in which the benefits of social intercourse and development were esteemed. Large building (camping) lots were eschewed in favor of large and numerous communal structures and parklands.

Accordingly, it is essential to the character of the community that the Village of Round Lake continues to maintain and preserve those invaluable places of social congregation and recreation.

### **IV. LAND SUITABILITY AND NATURAL RESOURCES**

Recognizing and accommodating the physical characteristics and natural elements of the landscape is critical to the planning of future land use. Topography, soil conditions, freshwater

wetlands, bedrock, floodplains and other land characteristics establish conditions that have a significant impact upon all aspects of municipal planning, particularly involving property development, public health, welfare, and safety.

## **Topography**

Topography may be classified by slope or gradient. Lands of a slope between 0% and 5% are usually suitable for all types of development. Lands of between 6% and 10% are ideal for subdivisions. A slope of between 11% and 15% poses moderate limitations to development. Lands with slopes exceeding 15% may be limited for development because of thin soils, susceptibility to erosion, and difficulty in siting roads. Lands with slopes exceeding 20% have severe limitations and should not be developed. (Cf.: Appendix 3, Village of Round Lake Topographic Map).

The soils and topography of the Village of Round Lake are the result of pre-glacial and glacial events. The topography includes a variety of flat areas, lowlands, bedrock outcrops, a lake basin, a number of streams, and a few steep slopes. Round Lake is a glacial kettle, formed by the melting of a large block of stagnant ice, left behind by a retreating glacier.

The Village sits atop the Colonie Channel. This channel was the primary valley that drained the Hudson-Champlain lowlands of eastern New York State, during pre-glacial times. The Ballston Creek Channel, a post-glacial valley was a tributary of the Colonie Channel, and they intersect at the Village. The steep hill, at the western edge of the Village near Exit 11 is a hanging valley, caused by the intersection of these two drainage systems of different elevations. The topography in the northern section of the Village, along Ballston Creek, contains steep slopes. This area, north of Exit 11 and the sharp incline at Exit 11, require protection from development.

The Colonie Channel bedrock consists of Ordovician and Canajoharie shale, sandstone, greywacke and chert. The Colonie Channel is important to note because parts of it are excellent sources of groundwater. Certain sections of channel are filled with deposits which can provide conditions for aquifers.

## **Soils**

The permeability, stability, depth to bedrock, and content of soils can create limitations for septic systems, roads, and building foundations. Since the use of land is, in effect, use of the soil, knowledge of soil characteristics is important in land use planning. Village soil is composed, in part, of glacial deposits of till and outwash. There are also deposits of lake silt and clay, as well as lake sand within the Village. (Cf.: Appendix 4, Village of Round Lake Soil Survey Map).

While the existence of soil limitations does not necessarily mean that a particular parcel of property cannot be developed, some soils are clearly more suited to one type of use than another. Soil classifications are relative, and it may be possible to amend soil conditions to accommodate the desired land use. Care must be taken to ensure that development on unsuitable soil does not detract from either natural or created Village aesthetics. Flood hazards can be increased, as can the amount of standing water, which can lead to mosquito or other undesirable infestation.

Similarly, soils affected by flooding and seasonal wetness severely limit land use. Such areas are environmentally sensitive and should not be considered for certain uses. Several such areas exist in the



Village, precluding certain land uses, particularly where grading is necessary.

## **Surface Hydrology**

The Village of Round Lake contains many “wet” areas. Some of which are classified as either Freshwater Wetlands or 100-year Floodplains, and all of which are ecologically sensitive. Freshwater wetlands are an important part of our environment, and a valuable resource, and accomplish a variety of tasks vital to sustaining life on earth. (Cf.: Appendix 5, Village of Round Lake Hydrology Map).

Wetlands provide temporary storage for floodwaters and storm runoff; protect water quality; mitigate the effects of erosion; contribute to fish and wildlife ecology and provide scenic beauty. Freshwater wetlands are identified by the type of vegetation which exists within them, not the occurrence of water. A wetland may be designated if the water table is at, near, or above, the surface long enough to promote the formation of hydric soil, or to support the growth of hydrophytic vegetation. Wetlands include seasonal streams and stream beds, marshes, swamps, flooded flats, wet meadows, bogs, ponds and sloughs.

Water level and drainage are essential elements of the Village’s concern with surface hydrology. While the Village’s sewer lines were replaced in 2004, thereby relieving a number of surface water infiltration problems, many areas of the Village remain prone to flooding, because of a relatively high groundwater level which is, in turn, due to shallow depth to bedrock, perched water tables and poor drainage.

Wetlands should be excluded from development on the grounds of environmental preservation, health and safety. Uses of, and activities permitted on, wetlands are regulated variously by Federal and New York State Law. Those regulations, together with their regular updates, revisions and amendments, should be reflected in the Village Zoning Law. (Cf.: Appendix 6, Village of Round Lake Wetlands Map, and Appendix 7, Village of Round Lake Flood Prone Area Map).

## **Vegetation and Greenways**

### **Vegetation**

In the land development process, preservation, maintenance and installation of vegetation is frequently overlooked. While everyone recognizes the aesthetic value of an appropriately landscaped project, such landscaping is usually carried out at the very end of the development process. Vegetation, however, in addition to its visual benefits, has a significant physical effect on soil.

Land erodes faster when vegetation is removed because vegetation lessens the impact of falling rain and slows runoff so that it can be absorbed gradually into the soil. Vegetation also lessens wind erosion by lowering wind velocities and traps and holds sediment borne into the area after eroding elsewhere. Plant roots can prevent land slippage and landslides. There are a number of locations in the Village where the continued presence of vegetation is necessary for flood control or the prevention of erosion. These environmentally sensitive areas should be protected from development, which would have an adverse effect upon the entire Village.

One of the objectives of this Plan is to identify, define and establish Design Control Districts. The Planning Commission, or other appropriate municipal panel, will continually assess the need for,

and, when necessary, implement appropriate legislation to protect Village areas of particular architectural, historical and environmental concern.

### Greenways

A greenway is: 1) Linear open space established along either a natural corridor such as a riverfront, stream, valley or ridgeline, or overland, along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route. 2) Any natural or landscaped course for pedestrian or bicycle passage. 3) An open-paced connector, linking parks, nature reserves, cultural features, or historic sites, with each other and with populated areas. 4) Locally, certain strip or linear parks designated as a parkway or greenbelt.

The Village of Round Lake contains many possibilities for greenways within the Village. In general, any plans for the use of public land, or future development of any land within the Village should include a discussion of greenways.

## V. INFRASTRUCTURE

### Water Source

Since 2000, the Village of Round Lake has purchased its water supply wholesale from the Clifton Park Water authority (CPWA). **In recent years the CPWA is using a mixture of its own water with water from the Saratoga County Water Authority to supply the Village.** In order to maintain chlorine residual in the distant ends of its distribution system, the Village must re-chlorinate the water from CPWA. This is the only treatment currently provided by the Village.

~~The Village is in the process of installing a mixer in the water storage tank to reduce the levels of disinfection by-products and increase the tank life. Also in 2017 the Village submitted a \$1.5 million proposal to the NY State Drinking Water Revolving Fund. If funded, this will allow the Village the flexibility to address other improvements to the water system. Both the water and sewer lines were totally replaced in the early 2000s and should serve the Village well for the foreseeable future.~~

**The Village has an obligation to provide safe, potable water to its residents that meets or exceeds state water-quality standards. To achieve that goal, the Village replaced all of its water and sewer lines in the early 2000s. In 2017 the village was awarded \$1.5 million state grant to fund various water-quality improvement projects and immediately installed a mixer in its water storage tank to reduce the level of disinfection by-products and increase the water tank's life. The Village is currently considering other water-quality improvement options as well, including water tank aeration and charcoal filtering of the water supply. In either case the goal is to further reduce disinfection by-products in the Village water supply.**

### Fire Protection

The safety and well-being of any community is grounded in the provision of public safety services to its residents. Given the Village's makeup - aged wood frame structures in very close proximity to each other - it is easy to envision a fire that could result in widespread devastation. To counter this potential, fire protection needs to be a major consideration of Village government and each of its residents.

Accordingly, it is necessary to continually review and assess the capacity of the Village to provide those services in light of constantly changing circumstances. The speed of response and the ability to control the provision of services is thus of absolute importance to every village resident.

Two new housing developments within the Village limits will both increase the Village population and the need for improved fire protection services.

Village fire protection is provided by the Round Lake Fire Department. The department is a branch of the Village Government supervised by the Village Board. To staff the fire department, the Village Board uses the services of the all-volunteer Round Lake Hose Company No. 1, Inc. Additionally, the department contracts to provide fire protection and emergency services to the town of Ballston Fire Protection District #2 and the town of Malta Fire Protection District #1. Maintenance of

these contracts is critical to insure the staffing and financing of the Round Lake Fire Department.

Firefighting apparatus and equipment are housed in two fire stations. The Main Station is located along Curry Avenue as one enters the Village from the west. ~~Constructed in 1980, this station can marginally accommodate five pieces of fire apparatus, and is the center for most administrative and firematic functions of the fire department and hose company. The station is equipped to act as an emergency shelter for the community and Northway (I-87) travelers during times of major emergency. This station, owned by the hose company and leased to the fire department, is in need of either replacement or major renovation.~~ ***This is a new building completed at the beginning of 2019. It replaces the old fire station on this site, which was constructed in 1980 and demolished in 2018. The new station will meet the village's fire protection needs, accommodate volunteer staff and equipment-storage for the foreseeable future.***

In 2014 another new fire station was placed in service on Hemphill Place in the Parade Ground Village Complex in Malta, staffed jointly by the Village fire department and the Malta Ridge Volunteer Fire Company, which also contracts with the Town of Malta to provide fire protection services. The new building eliminated the need for an auxiliary fire station that Round Lake volunteers operated on Taddeo Road, off Route 9 north of the Village.

The new fire station is owned by the fire Companies of Malta, Inc., and leased to the Round Lake Fire Department and Hose Company and the Malta Ridge Volunteer Company.

To insure adequate fire protection, the Village needs to be an active partner in whatever mechanism is used to provide the essential service. These services grow more complex as volunteer resources dwindle, so alternate means of service delivery will need to be explored. Consolidation and career staffing are two of the more commonly discussed options. The primary concerns are staffing and funding.

In the case of staffing, the Round Lake Hose Company depends on having a minimum of 60 members on its active roster. Even at this number, daytime response is occasionally inadequate. The department and hose company have attempted to address this through the previously discussed joint station and automatic mutual aid from neighboring fire departments.

Costs associated with fire protection are high. Fire trucks can cost up to \$1.4 million each (in 2016 dollars). Protective clothing to outfit a single firefighter may cost \$8000. But these costs pale in comparison to the cost of staffing with career firefighters. Providing essential fire protection services with paid (career) firefighters would cost the Village about \$2 million per year, and volunteers would still be needed to supplement paid staff.

From a funding standpoint, it is imperative that the Village maintains existing contracts or look at formal consolidation with other jurisdictions.

In addition to maintaining the Fire Department, the Village needs to insure the water system can supply adequate quantities of water, and that fire protection codes are up to date and appropriately enforced. Consideration should be given to revising the building code to require fire sprinklers in all new construction.

## **Ambulance Service**

The Village does not provide ambulance service through either the Fire Department or by Village contract. Accordingly, the Board of Trustees should maintain close contact with available ambulance service providers, who should be appraised of the Village's unique problems of passability and layout.

## **Police Protection and Law Enforcement**

Limited Village resources render it impracticable to maintain a Village Police Force or Village Court. Accordingly, a close working relationship must be developed and maintained with State, County and local law enforcement agencies in order to secure their assistance and cooperation in protecting Village residents and providing other law enforcement services in the Village.

## **Educational Facilities**

Although the Village does not maintain schools of its own, the educational needs of the community are nevertheless quite well addressed.

The Village of Round Lake is part of the Shenendehowa Central School District. Village students attend Shenendehowa or other private schools.

The geographic position of the Village, coupled with excellent road access, also allows its residents access to many nearby educational institutions capable of providing outstanding advanced technical, undergraduate, graduate and professional training. Those institutions include, but are certainly not limited to, The State University at Albany, with its many graduate and professional divisions, Rensselaer Polytechnic Institute, The Sage Colleges, Union College, Skidmore College, The College of Saint Rose, Hudson Valley Community College, Schenectady County Community College and Adirondack Community College.

## **Transportation**

### **Roads and Highways**

The Village of Round Lake is essentially bordered on two sides by major roadways. On the east is New York State Route 9, New York's major north/south non- Interstate highway, and on the west, Interstate 87 (The Adirondack Northway), which serves as the primary north/south transportation artery in the northeastern part of the state, providing linkage with the New York State Thruway, the Massachusetts Turnpike, and thus direct highway access to all major state and national locations.

It should be noted, however, that, in spite of the proximity of those major roadways to Village lands, such proximity does not, as yet, appear to constitute a detriment to Village ambiance, but may, in fact, impede the adverse effects of nearby non-Village industrial and commercial encroachment on the Village, by enhancing natural barriers, and providing man-made barriers to undesirable development.

Substantial growth and development in the nearby Towns of Malta and Clifton Park has already

contributed to significantly increased traffic volumes both within, and surrounding, the Village. Accordingly, maximizing safety for pedestrians and travelers, and effective preservation of the Round Lake vernacular, will require controlling access to, as well as the use of, all Village arteries. Such measures must include controlling vehicular movement and providing adequate off-street parking. It can also be expected that the increased intensity of land use will generate additional trips to and from the Village's Core. That increase will require careful monitoring to ensure adequate capacity, safety and convenience for both the motoring public and the residents of the Village.

The attraction of the Village for pedestrians, joggers and cyclists also requires careful examination and consideration of their needs.

Retention of the existing system of streets and roads, particularly in the Village Core is essential to protect and maintain the Village landscape. The pattern of development in the Village, and its consequent road system, are intimately related. Consistent with other goals and objectives of this Plan, is the need to minimize significant expansion of the existing road system. If such expansions are proposed, special precaution must be taken to protect the natural landscape and historic settlement patterns.

The road pattern and streetscape of the village core are fundamental parts of the Village's history, and its aesthetic qualities. In the heart of the Village, the relation of the tree canopy, street lighting, walkways, alleyways, porches and small landscaped properties, form a unique blend of aesthetic qualities that must be preserved.

Other roads in the Village have unique qualities as well. The Round Lake Bypass provides vistas of Village woods and farmlands. Goldfoot Road and Morris Road provide quiet access to those same valuable areas where the historic and natural environments are the predominant experience.

### **Railway and Omnibus Service**

As the result of greatly reduced usage, and consequent loss of revenue, Village railway service was discontinued in 1965, with the abandonment of the Delaware and Hudson Railroad Line that traversed the Village east of Washington Avenue.

Commuter bus service is available to Albany and Saratoga Springs at locations near Round Lake.

### **Administrative Services and Municipal Buildings**

#### **Village Hall and Village Garage**

The Village Hall (municipal building) was designed and built in 1922 by Augustus Wait. It contains the Village Clerk's Office, the Post Office, the Village Historian's Office, the Treasurer's Office, a meeting room and other office and storage space. The Village Hall stands on the site of the former Arcade, which was destroyed in the big fire of 1921.

The Village Hall is of both historic and architectural interest, and should, to the greatest extent practicable, be maintained as originally conceived.

The Village Garage houses the office of the highway superintendent and provides storage for

highway equipment.

## Significant Community Structures

### Auditorium

The Auditorium is, perhaps, the primary and most beautiful example of Victorian architecture, and the most significant historic structure in the Village. The then newly constructed Auditorium was dedicated by Dr. J. P. Newman on July 19, 1885, and in 1888, an addition was built to accommodate the newly acquired, and priceless, Davis-Ferris Tracker Organ, which still remains in service today.

On January 11, 2017, The United States National Park Service added the Davis-Ferris Organ to the list of National Historic Landmarks, citing: *“The **Davis-Ferris Organ**, built for a New York City Episcopal church in 1845-1847, is an example of the technical and mechanical achievements in the pre-Civil War American organ-building industry. Forty years later, the organ was sold to the Round Lake Camp Meeting in Upstate New York to accompany the popular Methodist summer gatherings. It eventually anchored a transition to a Chautauqua style institution of culture, education and enlightenment. This organ is a record of American music-making covering both sacred and secular genres.”*

For the first thirty-five years of its existence, the sides of the Auditorium were open, protected in inclement weather only by canvas curtains, but permanent windows were installed many years ago. The Auditorium also boasts a stage, bathrooms and public seating.

Although occasionally used for recreational activities, parties, book sales to benefit the library, concerts and other entertainments, the Auditorium is currently under-utilized. Efforts should be made to restore and maintain the building, which is very much the heart and soul of the Village and seek out ways of exploiting its value as a major community resource.

### Library

The Round Lake Library, first opened in 1897, serves both the Village and the Town of Malta, and is designated as the Town Library. The charter to open the Library is held by Woman’s Round Lake Improvement Society. Located in a residential section of the Village, the Clark House features a second story porch and extensive Victorian gingerbread detailing. Long a center of social discourse and children’s activities, the Library’s location in the center of the developed Village encourages its use by all Village residents. The Round Lake Library operates a branch located in the Town of Malta’s Community Center.

**VI. DEMOGRAPHIC DATA:** (Source: U.S. Census Bureau and Saratoga County statistics)

**Population**

The 2010 census reports a total Village population of 623, (reduced, as of 2013, to 618), consisting of 282 (45.7%) males and 336 (54.3%) females. The median Village resident age is 49.2 years. (The median New York State resident age is 38.2 years.)

Historical Population		
<u>Census</u>	<u>Pop.</u>	<u>%</u>
1970	886	-
1980	791	-10.7%
1990	765	-3.3%
2000	604	-21.0% *
2010	623	+3.1%
Est. 2020	615	- 1.4% **

\*This large reduction in Village population is not supported by empirical data. It may have resulted from an earlier mistaken inclusion of non-Village residents in Village census figures.

\*\*This estimated further reduction in Village population is unlikely, given the anticipated population influx occasioning completion of the Hillman Estates and Victorian Landings property developments.

As of 2010, the racial makeup of the Village was 96.19% white, 0.50% African-American, 0.83% Native American, 1.16% Asian, and 1.23% from two or more races. Hispanic or Latino of any race constituted 0.99% of the population.

2010 census figure indicate that there were 257 households, of which 32.3% had children under the age of 18 living with them. 47.5% were married couples living together, 12.5% had a female householder with no husband present, and 37.3% were non-families. 30.4% of all households were made up of individuals, and 10.1% had someone living alone who was 65 year of age or older.



The average household size was 2.35, and the average family size was 2.96.

In the Village, the age population was quite spread out with 25.3% under the age of 18, 6.0% from 18 to 24, 31.0% from 25 to 44, 26.5% from 45 to 64, and 11.3% 65 years of age or older.

For every 100 females, there were 88.8 males.

98.5% of the population over age 25 have a high school diploma or higher. 57% have a bachelor's degree or higher. 23.1% have a graduate or professional degree. 3.5% are unemployed.

## **Employment**

Of the most common industries, professional, scientific and technical industries employed 23% of the 2013 village population; educational services employed 21%; construction employed 8%; manufacturing employed 8%; public administration employed 8%; transportation and warehousing employed 7%; retail trade employed 5%.

Of the most common occupations, education, training and library occupations employed 19% of the 2013 village population; architecture and engineering employed 17%; construction and extraction operations employed 11%; life, physical, and social science occupations 10%; food preparation and serving related occupations 8%; computer and mathematical occupations 6%, and sales and related occupations 6%.

## **Income**

Estimated median village household income in 2013 was \$70,779 (it was \$40,409 in 2000). Median household income in New York State in 2013 was \$57,369. Estimated per capita income in 2013 was \$38,111 (It was \$20,320 in 2000). About 1.3% of families, and 2.6% of the population were below the poverty line, including 1.1% of under the age 18, and 8.0% of those age 65 or over.

Estimated median village house or condo value in 2013 was \$190,417 (it was \$97,600 in 2000). Median house or condo value in New York in 2013 was \$277,600.

Median real estate property taxes paid for housing units with mortgages in 2013: \$5,099 (2.6%)

Median real estate property taxes paid for housing units with no mortgage I 2013: \$2,673 (1.5%)

Estimated median gross monthly rent in 2013 in Round Lake was \$1076.

## **VII. GENERAL GUIDELINES FOR DEVELOPMENT**

For the purposes of this Plan, "development" is defined to mean any change in the use of land

and structures. Development includes the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill, or land disturbance, and any use or extension of the use of land.

### **Specific Criteria Relating to Land Development in Round Lake**

Any type of development that would adversely alter historic structures, or alter the aspect of the small, well preserved campground Victorian village center, (Cf.: Appendix 1, Proposed Village of Round Lake Zoning Map) must be avoided.

Land use and development must be consistent with the land's capability to support such use and development. Natural and irreplaceable scenic resources must be preserved.

Ecologically sensitive areas must be protected and preserved.

Development projects must integrate natural features and resources, rather than reclaiming, modifying or destroying them.

Open space and landscaping must be incorporated in all development projects.

Development must consider the relationship to adjacent properties.

Utility lines should be off-street, or preferably underground. All new utility lines shall be underground, unless otherwise authorized by the planning board.

All properties shall be suitably landscaped. Parking shall be off street and to the rear of the building, whenever possible or feasible.

Land development may be permitted only on lots with frontage on a public street, or, with the approval of the Planning Board, with access to a public street by permanent easement or right-of-way.

Major Sub-divisions should adhere to the Village of Round Lake Architectural Standards (approved 4/2/12) design guidelines and criteria established for the Village.

### **Major Development Projects**

Major residential development projects include new developments and expansions of existing developments by four (4) family dwelling units or more, or four (4) or more lots for single-family dwelling units, and any residential project with an improved road of greater than 400 feet. Such projects should be subject to a review procedure for growth management, and for compliance with other goals and objectives of this Plan. Consideration should be given to time-phasing of projects when there is an undue impact on municipal services and facilities, and consistency with scheduled municipal capital investments and services.

Before any major development occurs, a road system capable of handling traffic in a safe and efficient manner must either exist or be planned for immediate construction.

Where provided in the Zoning Law, the clustering of single-family homes may be used to protect open lands and natural resources. While the Zoning Law provides a minimum general standard for density based on gross acreage, the density of major residential developments should be based on net density, i.e. net density factors out lands not suitable for development, such as steep slopes, wetlands, major drainage-ways, flood plains and poor soils. The remaining net acreage is then divided by the minimum lot area applicable to the zoning district.

## **VII. OBJECTIVES FOR THE VILLAGE AS A WHOLE**

As earlier indicated, one of the purposes of this Comprehensive Plan is to establish a set of broad, long range planning objectives to guide Village bodies and citizens in their evaluation of proposals for change and development. These objectives are designed to maintain and improve living and environmental conditions, and to provide for acceptable, orderly growth in the Village of Round Lake:

1. Maintain the small, rural, primarily residential Victorian atmosphere and appearance of the community particularly as viewed from all Round Lake Village through-streets.
2. Preserve the unique and individual characteristics of the Village, including:
  - Historic Structures
  - Historic Architecture and Details
  - Historic Scenic Streetscapes and Views
  - Land Use Patterns, Including Streetscapes
3. Ensure that new buildings, and repairs or alterations to existing buildings, do not detract from the historic, residential appearance of the Village.
4. Establish, maintain, and update, as required, design controls to ensure that future residential, commercial and institutional development is consistent with 1, 2, and 3 above.
5. Preserve open space and scenic views.
6. Maintain traditional neighborhood lot sizes and densities consistent with 1 and 2 above.
7. Limit commercial development to outside the Village center, attracting small, low traffic generating businesses that will integrate seamlessly into the Village environment. Discourage businesses that, because of size, high traffic generation, high profile, or conspicuous nature would detract from the residential nature of the Village and encourage arts/crafts related small businesses.

8. Develop and implement long range plans for facilities, services, and utilities required for the health and safety of Village residents, and avoid situations that cause undue adverse impact upon such facilities, services and utilities.
9. Limit business and residence growth to a rate commensurate with the ability to provide adequate facilities, services and utilities.
10. Coordinate planning and development reviews, especially when there are inter-municipal or regional implications that will impact upon the Village. Similarly, coordinate the provision of services and facilities provided by the Town of Malta and Saratoga County.
11. Ensure that land development reflects the particular resource value and attributes of the site and bordering areas, such as historic sites, scenic areas, open lands, wetlands, etc.
12. Adopt laws, ordinances and regulations, and provide qualified personnel to implement the Plan's long-range objectives.
13. The Village should consider acquisition of additional property, including lake and lake shore property that would contribute to the successful accomplishment of the above listed objectives.

## **IX. VILLAGE ZONING AND DESIGN CONTROL DISTRICTS**

### **Zoning Districts**

Two types of property development districts exist within Round Lake Village. The zoning district within which each parcel of property is located determines the type of development (e.g. residential, commercial, etc.) permitted within that specific district. For example, dimensional requirements establishing the size of the property required for such development; required setbacks; percentage of property coverage, etc. (Cf.: Appendix 1, Proposed Village of Round Lake Zoning Map).

Information relating to specific zoning requirements and zoning district development requirements are set forth in the Round Lake Village Zoning Law and the Building Code.

Effective preservation and maintenance of the architectural character, unique cultural ambiance, and significant ecological concerns of Round Lake mandate that the Village exercise a very substantial degree of control of property development and building design.

The designation of the entire village as the Round Lake Historic District, and its addition in 1975 to the National Register of Historic Places by the United States Secretary of the Interior, and to the New York State Register of Historic Places in 1980, provided significant additional impetus to that mandate. In addition, the Secretary of the Interior's Guidelines for Historic Preservation (Amended, 1992) provide detailed and effective guidance on the issues of property and structural preservation.

### **Design Control District and Sub-Districts**

One of the interim goals of this Plan is to identify, define and establish specific geographic districts within Round Lake Village. The Planning Board, or other appropriate municipal panel, will continually assess the need for, and recommend to the Board of Trustees, the implementation of appropriate legislation to protect Village areas of particular architectural, historical and environmental concern.

Accordingly, and in furtherance of its objective to ensure the preservation and maintenance of the essential and characteristic elements of the Village, the Board of Trustees of the Village of Round Lake

has designated the entire village a Design Control District, which District shall contain three Design Control sub-districts, namely, the Historic Core Sub-District, the Rural Preservation Sub-District and the Ecologically Sensitive Sub District. (Cf.: Appendix 8, Proposed Village of Round Lake Design Sub-District Delineation Map).

The Design Control Sub-District within which a specific parcel of property is located determines, among other things, building location, building design, materials used, required ecological protective elements, landscaping, lighting, as well as whether, or how, other property development criteria will be applied.

### **Purpose of the Design Control Sub-Districts**

Provision of appropriate design criteria ensures that future property development, alterations or repairs, will preserve and maintain our historic structures, rural vistas, scenic streetscapes, farmlands, woodlands, wetlands, lake and lakefronts. The Design Control Sub-District in which a parcel of property is located will also determine, in large part, the nature and extent to which the property may be developed, taking into account the special concerns related to existing historic structures, including the condition and visual appearance of those structures, their relationship to each other, and to the area, as well as the proximity of any development to sensitive ecological areas.

## **X. OBJECTIVES AND GOALS WITHIN THE DESIGN CONTROL SUB-DISTRICTS**

### **Historic Core Sub-District: District 1 on Sub-District Delineation Map**

The Historic Core Sub-District is, because of its unique historic and architectural character, a very restrictive Design Control Sub-District. This sub-district is defined as those lots, which may or may not be contiguous, that contain historic and/or unique structures and/or characteristics. For the purposes of design control, historic structures are structures, or portion of structures, that pre-date 1940, and either may or may not be individually listed on the National Register of Historic Places.

The Historic Core Sub-District, is delineated on Appendix 8, and defined as commencing at Route 9 and George Avenue, then west on George Avenue to Haven Avenue, then north on Haven Avenue to Saratoga Avenue, then west on Saratoga Avenue to Simpson Street, then south on Simpson Street to George Avenue, then south on George to Lake Avenue, then south on Lake Avenue to Peck Avenue, then south on Peck Avenue to Andrews Avenue, then east on Andrews Avenue, then continuing on a line to Route 9. Property parcels on both sides of the streets named above are considered to be within the Historic Core Sub-District.

Many of the residences in the Historic Core Sub-District are the original campground style, single family, Victorian style dwellings, usually improved and expanded over the years, and most of which are located on extremely small lots. Additional properties include later and larger Victorian residences, as well as the historic Village Hall and classic Victorian Auditorium, the Library, small parks, streets and walkways, congregate areas and significant tree stocks. It is the unique and desirable character, integrity, ambiance, architectural and structural sensitivity, and historic value of those Victorian style homes and structures, that mandates very strict property development and design control within the Historic Core Sub-District.

Within the Historic Core Sub-District, it is also the intent of this Plan to prevent the demolition, or relocation (except to remedy a dangerous situation) of structures, or parts thereof, constructed prior to 1940. Additions, alterations or repairs to structures within the Historic Core Sub-District should also be required to preserve or restore architectural detail to preserve the historic character of the structure.

New construction in the Historic Core Sub-District should be permitted only in locations and on

sites that do not diminish, conceal, or detract from the character of the area. The new construction should be sited in ways that conform to the patterns of building setback, spacing and orientation characteristic of the area, and should be designed to be compatible in design, massing, height, form, scale, proportion and roof shape, as well as the visual and spatial character of the structure's setting.

### **Long Range Objectives for the Historic Core Design Review Sub-District**

- (1) Effective preservation, maintenance and restoration of aesthetically or historically significant areas and structures.
- (2) Effective preservation of all existing examples of Victorian style architecture and architectural detailing in the Sub-District.
- (3) Effective preservation, maintenance and restoration of Victorian style architecture on existing properties, and implementation of requirements that new construction in the Sub-District conform to the existing Victorian architectural style therein.
- (4) Effective preservation and maintenance of the existing Victorian camp-like setting in the Sub-District, and implementation of requirements that any future development conform to the same aesthetic.
- (5) Reduction of the adverse effects of motor vehicle traffic within the Sub-District by development and implementation of an effective and efficient "traffic calming" methodology.

### **Interim Goals for the Historic Core Sub-District**

- (1) Identify and inventory all Sub-District aesthetically or historically significant areas and structures.
- (2) Establish a qualified and pro-active municipal panel (e.g. the Design Review Board or a sub-committee thereof), to advise the municipality, developers and homeowners concerning development and restoration aesthetics and techniques that will encourage ongoing preservation and maintenance of the character and ambiance of the developed Village.
- (3) Provide incentives for residential restoration and improvement in keeping with Sub-District objectives, e.g. federal, state and local grants, obtaining voluntary "historic" designation.
- (4) Preserve and restore all municipally owned buildings of aesthetic or historic significance, e.g. Municipal Building and Auditorium.
- (5) Encourage tree and flora planting on private land. (This goal could and should be implemented as part of the property development permitting process).
- (6) Maintain and expand tree population on municipal property.
- (7) Maintain and develop municipal land in conjunction with long range Village objectives, e.g. creation and restoration of wooded trails.
- (8) Educate Village residents on the value of obtaining National Register "Historic Building" designation.
- (9) The size, shape and massing of structures must be consistent with lot size and with neighboring structures, and arranged with respect to neighboring structure, streets and roads to maintain the aesthetics, environment and appearance of the traditional late 19<sup>th</sup> and early 20<sup>th</sup> century Victorian campground community.
- (10) All development must be particularly sensitive to the impact of additional vehicular traffic within the Sub-District.

### **Rural Preservation Sub-District; (District 2 on Sub-District Delineation Map)**



The Rural Preservation Sub-District is a less restrictive Sub-District. This District is also shown on Appendix 8, hereto, and is defined as that property located within the Village of Round Lake and located north and west of the property defined as constituting the Historic Core Sub-District, its northerly boundary being the Round Lake Village line, and its westerly boundary running south along Route 87 to the southern end of the Route 87 exit ramp, then east to along a line to Bangs Avenue, then east along Bangs Avenue to its intersection with Washington Avenue, then across Washington Avenue along a line to Andrews Avenue, then east along Andrews Avenue to Route 9. Property parcels along both sides of streets named herein, that abut the Historic Core Sub-District are considered to be located within the Historic Core Sub-District, except that parcels of property on either side of Bangs Avenue are considered to be located in the Rural Preservation Sub-District.

This Sub-District, with the exception of some limited farming and farm business activity, is essentially free of commercial development, and is primarily composed of wooded, agricultural and green areas. The Sub-District has its own developmental criteria and guidelines, intended to ensure that future development is low density residential in nature.

This Sub-District also performs several valuable functions for the Village of Round Lake. It is a buffer to the traffic noises of Routes 87 and 9, as well as to the commercialism and intensive residential development of surrounding communities. Also, its current lack of development has helped to preserve important abutting wetlands and potential recreational areas. Indeed, the sub-district's very presence as a large, primarily undeveloped tract contributes to the Village's campground character and the sense that it is surrounded by undisturbed nature.

The northernmost (east-west) portion of the Round Lake Bypass also serves a valuable function for the both the Village and the Sub-District, in that, with limited exception, the boundaries of those area properties lying to the south of the Bypass also extend into the Village, thereby providing additional "greenbelt" buffer protection for the Village. (Cf.: Appendix 9, Village of Round Lake Map of Property Parcels).

This sub-district contains Ballston Creek, a federally designated floodplain and a NYSDEC wetland (Cf. Appendix 5), the creek bank slopes of which are steep, thus rendering a portion of the area unsuitable for development. Accordingly, care should be taken with regard to any nearby development, to take whatever measures are required to eliminate the potential for slope damage, instability, and erosion runoff into the creek.

Another natural and central feature of the sub-district is the presence of a large, steeply-graded hill, which performs several valuable functions for the Village as a whole. First of all, it is a buffer to the noises and the ambient pollution of the Northway, and to the encroaching commercialism and intensive residential development of surrounding communities. Secondly, its lack of area development has helped to preserve a Class 3 stream (Cf. Appendix 5), which is also a tributary of Round Lake, and an important wetland abutting the Environmentally Sensitive Sub-District.

Within the Rural Preservation Sub-District there exist certain historic buildings and property elements that may be less significant than those in the Historic Core, but should nevertheless be protected. Every effort should be made to maintain the pre-1940 structures located within the Sub-District.

Within the Rural Preservation Sub-District, new structures, additions, alterations and repairs should be accomplished in such a manner as to preserve the essential ambiance of the community. Repairs or additions to structures in this district should reproduce the significant architectural style, features and detail of the original structure. Additions to structures in this district should either reproduce the architectural style, features and detail of the present structure, or be designed to inconspicuously complement the present structure.

Although not as important a factor as in some other areas, particularly the Village's Historic Core, it would be preferable to develop structures in the sub-district with a Victorian aspect. Such structures would not only promote aesthetic harmony between the sub-district and the Historic Core but would also encourage and promote shared sensibilities among new and old Village residents. In no event, however, should additions, new structures, or alterations or repairs to lots or structures, detract from the overall community ambiance.

Most compatible with the goal of preserving the rural characteristics of this sub-district is the development of nature trails, associated areas of public access and pedestrian access among all areas of the Village. The Village should require submission of such a plan or information upon an application for a subdivision, variance or other project requiring municipal approval. In addition, the Village would benefit greatly by developing its own plan for the creation, maintenance and improvement of such trails and recreation areas, and encouraging their use.

The value of lands in this sub-district as a buffer, and its own environmentally sensitive characteristics mandates a use that will cause minimal disruption to its topography and vegetation. Such minimization can best be achieved while also allowing for appropriate development only by large lot, single-family residential use, strictly conditioned upon preservation of vegetation and topography.

### **Long Range Objectives for the Rural Preservation Sub-District**

- (1) Preservation of existing agricultural areas.
- (2) Preservation of woodland and open space.
- (3) Limited and appropriate residential development only.
- (4) Maximize development, preservation and maintenance of greenspace within developed areas, within and around the Griffins Ridge and Victorian Landings developments, and along the Zim Smith Trail.
- (5) Creation, development and preservation of an unbroken wooded buffer to noise and ambient pollution along Route 87 (The Adirondack Northway).
- (6) Development and preservation of non-motorized, multi-use recreational trails dedicated for public use.
- (7) Provision of attractive public access from new developments to existing or new public areas, including trails.

### **Interim Goals for the Rural Preservation Sub-District**

- (1) Enact Zoning Law provisions that will provide for balancing greenspace with agricultural and

land conservation uses.

- (2) Establish and implement a plan of walking trails and recreational greenspace for the area.
- (3) Enact building code provisions requiring developer contributions to the cost of associated municipal development and capital outlay necessitated by the subject development and implement bonding or other requirements that will ensure compliance.
- (4) Promote development of woodland (forestation) within the entire sub-district, and particularly as sound and visual buffering along Route 87.
- (5) Work closely with New York State, Saratoga County and local communities to identify, explore and implement ways to reduce and minimize traffic flow through Round Lake Village that does not have a Village point of origin or destination.
- (6) Ensure that the developers of all residential developments in the sub-district adhere totally to the conditions and requirements imposed upon them by the Board of Trustees or the Planning Commission with respect to forestation, landscaping, property maintenance, and all other matters

### **Ecologically Sensitive Sub-District: District 3 on Sub-District Delineation Map**

The Ecologically Sensitive Sub-District is, by its very nature, a very restrictive sub-district. This Sub-District is shown on Appendix 8, appended hereto, and is defined as consisting of all of that property located in the Village of Round Lake lying east of Route 9, as well as all of that property lying south of those properties defined as the Rural Preservation and Historic Core Sub-Districts of the Village of Round Lake. Property parcels lying on the south sides of Bangs Avenue and Andrews Avenue are considered belonging to the Rural Preservation and Historic Core Design Review Sub Districts, respectively.

The Ecologically Sensitive Sub-District of the Village of Round Lake consists primarily of those parcels of property in the Village that contain, or may be adjacent to, ecologically sensitive areas, including, but not limited to Round Lake, itself, and its lakefront, as well as those wetlands and watershed areas, all year, and seasonal, streams and streambeds, generally located in the southern part of the Village.

Ecologically sensitive properties, or parts of properties, are also located within the normal boundaries of other Design Review Sub-Districts, in which event, when defined, they shall be treated, for planning and developmental purposes, within those Sub-Districts, as if located within the Ecologically Sensitive Sub-District.

New structures, if permitted in the Ecologically Sensitive Sub-District, must be designed and constructed in such manner that they will not adversely impact the ecologically sensitive elements and concerns of the Sub-District. Thus, while such structures are not necessarily expected to convey the classic Victorian campground aesthetics of the Historic Core Sub-District, their design should preserve local character, and be compatible, rather than compete, with existing neighborhood buildings and land patterns.

The Ecologically Sensitive Sub-District's southern border with the Town of Clifton Park provides little, if any, natural "greenbelt" protection. Thus, certain forms of development, within that

area of the Village of Clifton Park, might well be inimical to the character, ambiance, ecology and other interests of the Village of Round Lake. Therefore, great care must be taken, whenever possible, to avoid and/or limit such development.

Accordingly, applications for undesirable development, both abutting and near Round Lake Village borders, must be closely monitored and strenuously opposed. Caution must be exercised even in connection with otherwise acceptable applications, to ensure the installation of sight and sound buffering adequate to protect Village ambiance and character. Establishment of a close and cooperative relationship with all elements of the governments of the Town of Clifton Park and the Town of Malta is essential to this endeavor.

In the Ecologically Sensitive Sub-District, the following policies apply:

Under no circumstances may development within the Sub-District interfere with natural and normal waterway location, volume or course of flow.

Any development of property shall ensure that all flora and fauna in the area are provided with necessary, adequate and appropriate protection.

The nature, plans and arrangements of all structures and facilities shall not be in conflict with adjoining uses of land.

Roads, streets and driveways shall be designed to avoid lakefronts, watercourses and wetlands, and follow natural contours of land.

### **Long Range Objectives for the Ecologically Sensitive Sub-District**

- (1) Establish an effective program to regularly monitor lake water quality.
- (2) Expand Village ownership of lakefront abutting Village property.
- (3) Eliminate commercial uses which pose environmental threats in those areas abutting Round Lake, or in the proximity of tributaries thereto. (Accomplishment of this objective may require amending the existing Zoning Law).
- (4) Develop an effective waterfront use program.
- (5) Restore the beach front, and institute a program of appropriate and regular maintenance, weed control, and development of surrounding and nearby natural and conservation areas.
- (6) Preserve and maintain the primarily woodland and wetlands character of the Sub-District.
- (7) Develop a wooded sight and noise buffer along the western portion of the Sub-District abutting Route 87.
- (8) Install and maintain significant woodland (forestation) along the Sub-District's border with Clifton Park.

### **Interim Goals for the Ecologically Sensitive Sub-District**

- (1) Given the importance of the Lake itself, as well as other essential issues involving environmental conservation and ecological sensitivity within the Sub-District assign an

appropriate municipal panel (i.e. the Parks Committee) to regularly review, report and recommend to the Board of Trustees the means, manner and opportunities to implement the above listed long range objectives.

- (2) Develop, and publicize, a waterfront use program that recognizes the limitations placed upon use of Round Lake, due to its small size, and encourage and seek public support for, only non-intrusive, low impact recreational use such a fishing, non-motorized boating, picnicking, and ice skating.
- (3) Limit lakefront vehicular parking to that which presently exists.
- (4) Vigorously enforce anti-dumping laws and demand clean-up of existing debris.
- (5) Work with police to include patrol of lakefront in their rounds.
- (6) Publicize and enforce wetlands and floodplain designations.

## **LIST OF APPENDICES**

- Appendix 1: Village of Round Lake Area Delineation Map
- Appendix 2: Village of Round Lake Sewer and Water
- Appendix 3: Village of Round Lake Topographic
- Appendix 4: Village of Round Lake Soil Survey
- Appendix 5: Village of Round Lake Hydrology
- Appendix 6: Village of Round Lake Streets
- Appendix 7: Village of Round Lake Culture
- Appendix 8: Village or Round Lake Land Use
- Appendix 9: Village of Round Lake Aerial Image
- Appendix 10: Village of Round Lake 2016 Tax Parcel

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