

September 2, 2019 edit (Heidi Parker and Tom Bergin)

## INTRODUCTION

### ROUND LAKE VILLAGE

Round Lake Village is an incorporated village in the State of New York, County of Saratoga, and Town of Malta. Its name is derived from a circular lake located on the east side of the Village. A smaller lake (Little Round Lake) is 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 pass through the Village, linking US-9 to the Northway. According to the United States Census Bureau, the Village encompasses 1.2 square miles, of which 1.1 square miles is land and 0.1 square miles (7.69%) is water.

The Round Lake Historic District was added to the National Register of Historic Places in 1975 by the United States Secretary of the Interior and encompasses the entire Village of Round Lake.

These are the essential facts, but they do not provide the full story. Round Lake's history is as unique as its architecture. By its very nature, the Village possesses an environment and a character that calls for maintenance, preservation, and protection.

Round Lake's Board of Trustees, Planning Board, Zoning Board of Appeals, and residents have worked together to develop this forward-looking Comprehensive Plan. The plan identifies goals that not only maintain but continue to enhance Round Lake's beauty and character.

Creation of these goals does not ensure their attainment. The Plan will be realized through zoning, planning, and design control (Cf, Appendix 1, Zoning Map, Village of Round Lake) that consider the nature, use, location, size, architecture, environment, and all other elements of property use and development.

The unique warmth and character of Round Lake evolved over 150 years. It is worth protecting, and the Village's residents and government are deeply committed to the task.

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

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

The Plan herein inventories existing resources and needs and describes recent Village trends. With those in mind, the Plan then outlines both short and long term objectives, providing guidance for future growth.

### **Historic Preservation**

Historic preservation is a matter of public policy in the Village of Round Lake. The effect on the Village as a whole must be considered during both the creation of new buildings and changes to existing structures.

The purpose of establishing design standards is to ensure that new construction, exterior changes to existing structures, and large-scale landscaping or site plan changes (trees, hedges and earth contour changes) are compatible with Village character and preserve ecological areas important to Village ambience. The Planning Board implements design review in the Village and may also be guided by standards from the United States Secretary of the Interior.

### **Environmental Conservation**

In the Village of Round Lake, environmental conservation is no less important than historic preservation. Development of property bordering the Village must be consistent with the environmental attributes and the sense of community that exists within Village boundaries.

Absent the ambience afforded by the lake (Round Lake) itself, much of the Village's inherent charm and physical attraction would be lost. And without the natural insulation and protection of the woodlands, farmlands, streams, and wetlands surrounding the Village and coursing through it, the historic Village core would have long been swallowed by the overdevelopment seen in nearby communities.

The Village appreciates the role of effective environmental conservation in its present and future. Residents now enjoy green space in the form of scenic vistas, lakefront activities, woodlands, streams, footpaths, and trails. Going forward, development will be influenced by environmental considerations.

The Village has demonstrated its willingness to address those limitations by requiring recent major development projects to account for their impact upon the environment and provide protection for nearby wetlands and other natural elements.

Since non-Village development is subject to much less control, strict vigilance and a willingness to strenuously intervene when necessary are essential to accomplish the Village's environmental objectives.

## **Plan Characteristics**

To effectively achieve its stated objectives, this Plan cannot be a static document. To provide guidance regarding Village ordinances, zoning laws, and building codes, the Plan must evolve and change as circumstances require.

Therefore, the Plan's policies should be reviewed annually by the Board of Trustees and the entire Plan reviewed every five to ten years, depending upon the degree to which the community is being developed or conditions have changed.

The Plan also offers clear guidance to residents improving their property and anyone undertaking development in or near 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 the highlights are:

1. Construction of the multi-billion-dollar GlobalFoundries plant in Malta.
2. Creation of the Round Lake Bypass to direct traffic from GlobalFoundries and the Mechanicville intermodal rail yard around the Village. The Village subsequently took ownership of George and Curry roads, installing stop signs and pedestrian crossings to enhance both vehicular and pedestrian traffic safety.
3. Department of Conservation and the Village worked together to build a boat ramp in 2013, improving 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. Village water is now provided by 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. Baseball diamonds at Pasquarell Field were improved and expanded.
9. Two large-scale housing projects are currently underway. Victorian Landings, atop the hill across from the Round Lake Fire Department, will have approximately 80 townhome units upon completion. Griffin's Ridge, located in the southeastern edge of the Village, will contain approximately 50 houses.
10. A Farmland Protection and Greenland Infrastructure Plan was adopted by the Village in 2011.

The annual antiques and artisan festivals (sponsored by the Woman's Round Lake Improvement Society) have taken on new life, and the Auditorium is increasingly popular for arts-related activities. An influx of resident artists and musicians in recent years bodes well for a continuation of this resurgence. It is therefore appropriate to include arts and culture as components of Village land-use planning and long-range objectives.

## 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, nearby farms, pure spring water, and convenient train service, these 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. The association soon made improvements to accommodate camp meeting attendees, including a speaker's stand, bookstore, and rail station. By 1869, camp meetings were drawing up to 20,000 people at Sunday services and were featured in lithographs published in the 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 1880s saw many changes. The "Round Lake Camp Meeting Association" was renamed the "Round Lake Association." Education became the partner of religion in the summer programming. Offerings 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 Woman's Round Lake Improvement Society (originally the Kerosene Club) dedicated itself to the founding of a library. The 1897 Round Lake Library is the second oldest in Saratoga County and the first to have its own building. As a result of these developments, Round Lake became a significant cultural attraction.

A building boom followed, largely due to the generosity of two men: the Reverend William Griffin, D.D. (member of the Association for almost 30 years and its president for 12 years), and the Hon. George West (district Congressman, owner of several paper mills, and a Trustee and Treasurer of the Association). The new structures included the Arcade, a small 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.

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 identified and developed. A mineral spring was opened in the 1870s on what is now the lawn of the Methodist Church. Analysis of the water found it to be of similar quality to that of the Congress Spring in Saratoga. A pavilion was erected and bottled water sold to individuals, hotels, and train passengers. On Round Lake itself, visitors could fish, swim, boat, take a ride on The Ordalia steam yacht, or visit the lakefront Casino. Elsewhere, tennis was played on the still extant Association courts. Also popular were baseball, croquet, and by 1897, golf.

For summer and year-round residents alike, housing needs were satisfied by construction of new cottages, larger homes, and a variety of 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 greatly benefitted the Association. He bought the leases on the destroyed cottages and donated the parcels to the Association for parkland. In the center of the Village, Rowe Park still bears his name.

Between 1930 and 1970, the area’s economic health and value as a recreational gathering spot deteriorated. Many of Round Lake’s old buildings were lost to neglect and razed or destroyed by fire (such as the Hotel Wentworth). Today, only a few of the largest structures remain, including the Auditorium, the Round Lake Inn (formerly the Burnham House) and the Cluett mansion. Fortunately, a remarkable stock of residences (cottages and larger homes alike) survived with their Victorian detail and flair intact.

Train service was discontinued in 1965, in part because of the Village’s decline as a cultural destination. The Round Lake Association was dissolved in the 1960s. In 1968, the residents voted to become a Village and received a Certificate of Incorporation the following year.

In 1980, Round Lake’s preservation as a historic Victorian community was aided by a \$300,000 HUD grant, allowing the restoration of many Village structures. The grant was transformative, not only for its immediate aesthetic and safety improvements but for its unifying effect on the Village, which then created enthusiasm for additional property restoration.

The Village remains profoundly tied to its rich cultural past. Shows and celebrations highlighting arts, crafts, and antiques are regularly held on Village grounds. Organ and musical concerts in the Auditorium are part of the summer season. The library, now with two locations, has an impressive collection of books on Victorian architecture and Victoriana and remains an invaluable resource for both children and adults.

With continued vision, care, and oversight, Round Lake will maintain its well-earned reputation as a unique and charming 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 building are generally laid out in concentric circles, radiating out from the Auditorium. Narrow streets and pedestrian walkways create a hub-and-spoke pattern. Residential lots are small and close together, but recreational space is abundant. A multitude of parks and congregate areas weave through the Village and due to easy access pedestrian access, are heavily used. These attributes foster Village camaraderie and socialization; Round Lake residents know their neighbors well. Enhanced by the physical layout of the Village, community is the secret to Round Lake’s charm.

#### **Campground Setting**

The physical layout of the Village center features an unmistakable campground atmosphere and is greatly appreciated by residents. Mature tree stock and the relative isolation of the developed core contribute to the ambiance. The trees add considerable beauty and provide a sense of shelter. Village isolation, accomplished through geography and surrounding woodlands, encourages the Village to maintain its unique character.

### **Architecture**

The architecture of the Village core is essentially campground Victorian (a notable exception being the circa 1920s municipal building). Many of the structures were summer camps, converted over the years to permanent residences. Victorian detail and sensibility were frequently preserved. Open porches, originally designed as a means of inviting social contact, retain the same function today.

### **Parks and Congregate Space**

In many ways, the Village is a self-nurturing community. A variety of recreational and social opportunities exist within its confines, including tennis and basketball courts, baseball fields, playgrounds, walking trails, and extensive parkland. The diversity of opportunity can be attributed to the Village's original concept as a planned campground community which valued social intercourse and development. Large building (camping) lots were eschewed in favor of spacious and plentiful communal structures and parklands.

It is therefore essential to the character of the community that the Village of Round Lake maintain and preserve these 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 impact all aspects of municipal planning.

### **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 step 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 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 these are classified as either Freshwater Wetlands or 100-year Floodplains, and all 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 hydrophylic 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 a number of surface water infiltration problems were relieved by the Village sewer line replacement in 2004, many areas remain prone to flooding. This is because of the relatively high groundwater level which is due, in turn, 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**

Preservation, maintenance, and installation of vegetation is frequently overlooked in the land development process. Landscaping is often ignored until the very end of the development process. In addition to its visual benefits, however, vegetation can have a significant physical effect on soil.

Because vegetation lessens the impact of falling rain and slows runoff so that it can be absorbed gradually, land erodes faster if vegetation is removed. Vegetation also minimizes wind erosion by reducing wind velocities and holds sediment borne into the area after eroding elsewhere. Plant roots can prevent land slippage and landslides. There are locations in the Village where the continued presence of vegetation is necessary for flood control or erosion prevention. These environmentally sensitive areas should be protected from development to avoid adverse effects on the entire Village.

A principle objective of this Plan is to establish and define Design Control Sub-Districts. An appropriate municipal panel must continually assess the need for legislation and act appropriately to protect Village areas of 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. In general, any plans for development or the use of public 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 has mixed 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 has an obligation to provide 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 a \$1.5 million state grant to fund 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 additional water-quality improvement options. The goal is to further reduce disinfection by-products in the Village water supply.

### **Fire Protection**

The well-being of any community is grounded in the provision of public safety services. Given the Village's makeup - aged wood frame structures in very close proximity to each other - it is easy to envision how fire could cause widespread devastation. Fire protection must be a major consideration of Village government and each of its residents. Accordingly, it is necessary to continually assess the capacity of the Village to provide those services.

Two new housing developments within the Village limits will increase both the population and the need for 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 Board of Trustees. To staff the fire department, the Board of Trustees 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 with 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, on the west side of the Village. The original fire station on this site was constructed in 1980 and demolished in 2018. The station built in 2019 meets the Village's fire protection needs and will accommodate volunteer staff and equipment storage for the foreseeable future.

In 2014, another 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 ensure adequate fire protection, the Village needs to be an active partner in whatever system provides essential services. These services grow more complex as volunteer resources dwindle and 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 joint station and automatic mutual aid from neighboring fire departments.

Costs associated with fire protection are high. At this time, fire trucks can cost up to \$1.4 million each. Protective clothing to outfit a single firefighter may cost \$8,000. These amounts 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 must ensure that the water system supplies 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 with access and layout.

### **Police Protection and Law Enforcement**

Limited Village resources make it impracticable to maintain a Village Police Force or Village Court. Accordingly, a close working relationship must be maintained with state, county, and local law enforcement agencies protect Village residents and provide 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 well addressed. The Village of Round Lake is part of the Shenendehowa Central School District. Village students attend Shenendehowa or private schools.

Because of the Village's geographic position and proximity to major roadways, residents have access to higher educational institutions with outstanding technical, undergraduate, graduate, and

professional training. These institutions include the State University at Albany, Rensselaer Polytechnic Institute, The Sage Colleges, Union College, Siena 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 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. On the west, Interstate 87 (The Adirondack Northway) serves as the primary north/south transportation artery for the northeastern part of the state with links to the New York State Thruway and the Massachusetts Turnpike, providing direct highway access to the greater region.

The proximity of major roadways has not been a significant detriment to Village character. In fact, by enhancing natural barriers with man-made ones, the roads most likely insulated the Village from commercial and industrial encroachment.

Substantial growth in the nearby Towns of Malta and Clifton Park has increased traffic volumes both within and around the Village. The preservation of Village ambience and the safety of pedestrians and travelers depends on controlling access to roadways. Measures should include controlling vehicular movement and providing adequate off-street parking. Increased land use intensity will generate additional trips to and from the Village's core. This increase will require careful monitoring to ensure adequate capacity, safety, and convenience for both the motoring public and Village residents.

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

In the Village core, the existing system of narrow streets is essential to its ambience. The pattern of development in the Village and its consequent road system are intimately related. Consistent with other goals of the Plan, the Village should minimize expansion of the existing road system. If expansion is required, special precaution must be taken to protect the natural landscape and historic settlement patterns.

The streetscape of the Village core is fundamental to the Village's history and aesthetic quality. In the heart of the Village, the interaction of tree canopy, street lighting, walkways, alleys, open porches, and small landscaped properties forms an ambience that must be preserved.

Other roads in the Village also have unique qualities. The Round Lake Bypass provides broad vistas of Village woods and farmlands; Goldfoot Road and Morris Road offer quieter access to those same historic and natural environments.

## **Railway and Bus Service**

As the result of greatly reduced use and consequent loss of revenue, Village railway service was discontinued in 1965 and the Delaware and Hudson Railroad Line traversing the Village east of Washington Avenue was abandoned. Nothing has taken its place.

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 stands on the site of the old Arcade, which was destroyed in the Big Fire of 1921. The building 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 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 most significant historic structure in the Village. On July 19, 1885, the newly constructed Auditorium was dedicated by Dr. J. P. Newman. In 1888, an addition was built to accommodate the newly acquired 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. Permanent windows were installed many years ago and the Auditorium also boasts a stage, bathrooms, and public seating.

Although the Auditorium is used for concerts, parties, book sales, and other entertainments, it is generally under-utilized. The Auditorium is literally and figuratively the heart of the Village. Efforts should be made to preserve the building and make the most of its value as a community resource.

## Library

First opened in 1897, the Round Lake Library serves both the Village and the Town of Malta. The Library Charter is held by the Woman’s Round Lake Improvement Society. The initial library is known as the Clark House. 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 Village core encourages regular use by residents. The Round Lake Library operates its second library out of 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			
Census	Pop.	%	
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 figures 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.

The Village's age population was spread widely 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 employed 10%; food preparation and serving related occupations employed 8%; computer and mathematical occupations employed 6%; and sales and related occupations employed 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 home value in 2013 was \$190,417 (it was \$97,600 in 2000). Median home value in New York State in 2013 was \$277,600.

Median real estate property taxes paid for housing units with mortgages in 2013 was \$5,099 (2.6%). Median real estate property taxes paid for housing units with no mortgage in 2013 was \$2,673 (1.5%).

Estimated median gross monthly rent in 2013 in Round Lake was \$1,076.

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

For the purposes of this Plan, “development” is defined as any change in the use of land or 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 for Land Development in the Village of Round Lake**

Development that adversely alters historic structures or alters the well-preserved Victorian campground community-style Village core (Cf.: Appendix 1, Proposed Village of Round Lake Zoning Map) must be avoided.

Development must be consistent with the land’s ability to support such use. 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 into all development projects.

Development must consider the relationship to adjacent properties. The nature, plans, and arrangements of all structures and facilities must not conflict with adjoining uses of land.

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.

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

Major subdivisions should adhere to the established Village of Round Lake Architectural Standards design guidelines (approved 4/2/12).

### **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 for growth management and for compliance with other objectives of this Plan. If significant impact on municipal services and facilities is expected, time-phasing and consistency with scheduled municipal capital investments and services should be considered.

Prior to major development, a road system capable of handling traffic in a safe and efficient manner must either exist or be designed 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. "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.

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

This Comprehensive Plan establishes a set of broad, long-range objectives to guide Village government and residents in their evaluation of proposals for change and development. These objectives are designed to maintain or improve living and environmental conditions and to provide for acceptable, orderly growth.

1. Maintain the small, rural, primarily residential Victorian atmosphere and appearance of the community as viewed from all Village through-streets.
2. Preserve the unique characteristics of the Village, including historic structures; historic architecture and details; historic scenic streetscapes and views; and 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 regularly update design controls to ensure that future residential, commercial, and institutional development is consistent with 1, 2, and 3 above.
5. Maintain traditional neighborhood lot sizes and densities, consistent with 1 and 2 above.
6. Preserve open space and scenic views.
7. Restrict commercial development to areas outside the Village core. Focus on small, low traffic-generating businesses that will integrate seamlessly into the Village environment. Encourage arts and crafts-related small businesses. Discourage businesses that would detract from the residential character of the Village because of their size, high traffic-generation, or conspicuous nature.
8. Develop long-range plans for facilities, services, and utilities that promote the health and safety of Village residents.
9. Limit business and residence growth to a rate commensurate with the ability to provide adequate facilities, services, and utilities.

10. For projects with inter-municipal or regional implications, coordinate planning and development reviews. Similarly, coordinate the provision of services and facilities provided by the Town of Malta and Saratoga County.
11. Ensure that land development reflects the resources and attributes of the site and bordering areas, such as historic sites, scenic areas, open lands, wetlands, etc.
12. Create an Arts District (see Section IX) that supports inexpensive studio space development and encourages the use of lots and structures that are unsuitable or undesirable for residential use. This will facilitate grant-funding opportunities for local artists while contributing to the character of the Village.
13. Adopt laws, ordinances, and regulations, and provide qualified personnel to implement the Plan's long-range objectives.
14. Consider the Village's acquisition of additional property, including lake and lakefront property, to support the objectives listed above.
15. Pursue renewable energy sources and energy-efficient techniques for private properties, public facilities, and infrastructure.
16. When purchasing, using, or disposing of materials and chemicals, consider the potential effects on Village residents and the surrounding ecosystem.

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

### **Zoning Districts**

The type of development permitted (residential, commercial, etc.) depends on the land parcel's location. Location determines required property dimensions, required setbacks, percentage of property coverage, and other design details (Cf.: Appendix 1, Proposed Village of Round Lake Zoning Map).

Information on 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, cultural ambiance, and significant ecological concerns of Round Lake mandate that the Village exercise substantial control of property development and building design.

This mandate is well-supported by the designation of the entire Village as the Round Lake Historic District, its addition to the National Register of Historic Places in 1975 by the United States Secretary of the Interior, and to the New York State Register of Historic Places in 1980. In addition, the Secretary of the Interior's Guidelines for Historic Preservation (amended, 1992) provide detailed guidance on property and structural preservation.

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

One of the immediate goals of this Plan is to identify, define, and establish specific geographic districts within the Village of Round Lake. The Village will continually assess and implement laws, codes, and policies that protect Village areas of particular architectural, historical, and environmental concern.

As part of this Plan, the Board of Trustees designates the entire Village as a Design Control District. This District is divided into three sub-districts: 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 objectives and goals for each Sub-District are provided below.

A land parcel's Design Control Sub-District determines building siting, building design, acceptable materials, ecological protective elements, landscaping, lighting, and whether other property development criteria will be applied.

Village design standards ensure that future property development, alterations, or repairs will preserve historic structures, rural vistas, scenic streetscapes, farmlands, woodlands, wetlands, lake, and lakefront areas. A land parcel's Design Control Sub-District also determines the extent to which the property may be developed, accounting for existing historic structures, the condition and visual appearance of those structures, their relationship to each other and the area, and the proximity of sensitive ecological areas.

## **Arts District Floating Zone**

The Village also plans to create an Arts District "floating zone" that promotes artistic work in a concentrated location. The Arts District is centered in the northern end of the Village but can be applied as warranted elsewhere. The Village will create regulations permitting the use of existing buildings or the construction of new buildings for this purpose. Objectives for the Arts District include:

1. Improve the appearance and utility of lots that are unsuitable or undesirable for residential use without impacting the historic Village core.
2. Add vitality to areas of the Village while contributing to its existing character.
3. Encourage inexpensive studio spaces for artists.
4. Foster grant-funding opportunities for artists.

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

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

Because of its unique historic and architectural character, the Historic Core Sub-District is highly restrictive. This Sub-District encompasses lots with historic or unique structures or characteristics. These lots may or may not be contiguous. For the purposes of design control, historic

structures are structures (or portions of structures) that pre-date 1940 and may or may not be individually listed on the National Register of Historic Places.

The Historic Core Sub-District (delineated in Appendix 8) commences 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 residences in this sub-district are the original campground community-style, single family, Victorian style dwellings, usually improved and expanded over the years, and located on small lots. Additional properties include later and larger Victorian residences, the Auditorium, the Library, the Village Hall, parks, streets and walkways, congregate areas, and significant tree stock. It is the unique architecture, character, and historic value of these structures that mandates strict development and design control within the Historic Core Sub-District.

It is the intent of this Plan to prevent the demolition or relocation of structures, or parts thereof, constructed prior to 1940, except to remedy a dangerous situation. Additions, alterations, or repairs to structures within the Historic Core Sub-District should preserve or restore architectural detail, in keeping with the historic character of the structure.

New construction in the Historic Core Sub-District is permitted only if it will not detract from the existing historic area. The new construction should conform to patterns of building setback, spacing, and orientation and be compatible in design and character.

### **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 regulations that conform new construction to the existing Victorian architectural style.
4. Effective preservation and maintenance of the Sub-District's existing Victorian campground setting and regulations that conform future development to the same aesthetic.
5. Reduction of the adverse effects of motor vehicle traffic within the Sub-District by implementing an effective "traffic calming" strategy.

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

1. Inventory all aesthetically or historically significant areas and structures.
2. Establish a qualified and proactive municipal panel (such as a Design Review Board) to provide guidance on restoration aesthetics, improvements, and development.
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. Restore and preserve all municipally-owned buildings of aesthetic or historic significance (e.g. Auditorium and Village Hall).
5. Encourage tree and flora planting on private land (perhaps as part of the property development permit process).
6. Maintain and expand tree stock on municipal property.
7. Maintain and develop municipal land in conjunction with long range Village objectives.
8. Educate residents on the value of obtaining National Register “Historic Building” designation.
9. Require structural improvements to be consistent with the lot size, orientation, and character of neighboring structures, preserving the traditional Victorian campground community aesthetic.
10. Require all development to be particularly sensitive to the impact of increased vehicular traffic within the Sub-District.

### **Rural Preservation Sub-District: District 2 on Sub-District Delineation Map**

The Rural Preservation Sub-District is somewhat less restrictive than the others. Delineated in Appendix 8, it is defined as that property located within the Village of Round Lake and located north and west of the Historic Core Sub-District. Its northern boundary is the Round Lake Village line. Its western boundary runs south along Route 87 to the southern end of the Route 87 exit ramp; then east 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 within the Historic Core Sub-District, except that parcels on either side of Bangs Avenue are considered to be located in the Rural Preservation Sub-District.

The Rural Preservation Sub-District is primarily composed of wooded, agricultural, and green areas. With the exception of some limited farm business activity, it is free of commercial development. Sub-district guidelines seek to maintain this character and limit development to low-density residential going forward.

This Sub-District performs several valuable functions for the Village of Round Lake. It is a buffer to the traffic noise of Routes 87 and 9, as well as to the commercialism and intensive residential development of surrounding communities. Its current lack of development preserves 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, as the boundaries of the properties lying to the south of the Bypass extend into the Village, providing additional greenbelt buffer protection. (Cf.: Appendix 9, Village of Round Lake Map of Property Parcels).

The Sub-District contains Ballston Creek, a federally designated floodplain and a NYSDEC wetland (Cf. Appendix 5). The creek bank slopes are steep, rendering a portion of the area unsuitable for development. Any future development should take into account the potential for slope damage, instability, and erosion runoff into the creek.

A natural feature of the Sub-District is the large, steeply-graded hill on the west side of the Village. The hill provides a buffer to the noises and the ambient pollution of the Northway and to the encroaching commercialism and intensive residential development of surrounding communities. Second, its lack of development preserves a Class 3 stream (Cf. Appendix 5) which is a tributary of Round Lake and an important wetland abutting the environmentally sensitive Sub-District.

The historic buildings and property elements of the Sub-District 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.

Any structures, additions, alterations and repairs should preserve the ambiance of the community. Repairs or additions to structures in this Sub-District should reproduce the significant architectural style, features and detail of the original structure or inconspicuously complement the present structure.

Although not as critical as in the Historic Core, it is preferred that structures in the Rural Preservation Sub-District include a Victorian aspect. This not only promotes aesthetic harmony between this Sub-District and the Historic Core but promotes shared sensibilities between new and old Village residents. In no case should alterations, repairs, additions, or new structures detract from the overall Village ambiance.

Most compatible with the goal of preserving the rural characteristics of this Sub-District is the development of nature trails and associated areas of public access among all areas of the Village. Such plans should be required with subdivisions, variances, or other projects seeking municipal approval. Village would benefit by developing its own plan for the creation, maintenance, and promotion of trails and other recreation areas.

The value of greenspace as a buffer and the environmentally sensitive character of lands in this Sub-District call for minimizing disruption to natural elements. This is achieved by permitting only large lot, single-family residential use, with requirements for preservation of vegetation and topography.

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

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

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

1. Enact policies that balances greenspace with agricultural and land conservation uses.
2. Implement a plan of walking trails and recreational greenspace.

3. Require developers to contribute to the associated costs of municipal development and capital outlay; implement bonding or other measures to ensure compliance.
4. Promote development of woodland (forestation) within the entire Sub-District, particularly as sound and visual buffering along Route 87.
5. Work closely with New York State, Saratoga County, and local communities to minimize through-traffic in the Village.
6. Ensure that the Sub-District developers adhere to Village requirements regarding forestation, landscaping, and property maintenance.

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

Land use in the Ecologically Sensitive Sub-District is highly restrictive. Delineated in Appendix 8, the Sub-District is defined as all Village property lying east of Route 9, as well as all Village property lying south of the Rural Preservation and Historic Core Sub-Districts. 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 primarily consists of parcels that contain or are adjacent to ecologically sensitive areas. Generally located in the southern part of the Village, it includes Round Lake (also referred to as “the Lake”), lakefront, streams, and wetlands or watershed areas (both year-round and seasonal).

Ecologically sensitive properties may be situated within other Sub-Districts. Once defined, they shall be treated as if located within the Ecologically Sensitive Sub-District for purposes of planning and development.

Any new structures permitted in this Sub-District must not adversely impact the ecologically sensitive elements. Such structures may not convey the classic Victorian campground aesthetics of the Historic Core Sub-District but should preserve local character and be compatible with existing Village buildings and land use patterns.

The Ecologically Sensitive Sub-District’s southern border with the Town of Clifton Park provides little natural greenbelt protection. Development within Clifton Park may contrast with the character, ecology, and other interests of the Village of Round Lake. In those cases, care must be taken to limit such development.

Applications for undesirable development abutting Village property must be monitored and opposed. Sound and visual buffers may be required to protect Village ambiance. Close and cooperative relationships with the Town of Clifton Park and the Town of Malta are essential.

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

Development within the Sub-District cannot interfere with natural waterway location, volume, or course of flow.

Any property development of property must ensure adequate protection of all area flora and fauna.

Roads, streets and driveways shall be designed to follow natural contours and avoid Lake frontage, watercourses, and wetlands.

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

1. Establish a program to regularly monitor Lake water quality.
2. Expand municipal ownership of lakefront property abutting Village property.
3. Prohibit commercial uses which pose environmental threats in those areas abutting the Lake or its tributaries.
4. Develop an effective Lake use program.
5. Restore the Lake's beach area and institute a program of maintenance, weed control, and development of surrounding natural areas.
6. Preserve the primarily woodland and wetlands' character of the Sub-District.
7. Develop a wooded sound and visual buffer along the western portion of the Sub-District, abutting Route 87.
8. Install significant woodland (reforestation) along the Sub-District's border with Clifton Park.

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

1. Create an appropriate municipal panel (such as a Parks Committee) to review, report, and make recommendations to the Board of Trustees on the Sub-District's objectives.
2. Develop a lakefront use program that recognizes the limitations of the Lake, due to its small size. Seek public support for low-impact recreational use such as fishing, non-motorized boating, picnicking, and ice skating.
  - (1) Limit lakefront vehicular parking to that which currently exists.
  - (2) Enforce anti-dumping laws and demand clean-up of existing debris.
  - (3) Work with police to create lakefront patrols.
  - (4) 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
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