

VILLAGE OF ROUND LAKE PLANNING BOARD

FINAL MINUTES: 04/12/2023

Cody Simpson (CS) Recording Secretary
 Peter Sheridan (PS), Chair
 Tim Lesar (TL), Member
 Fred Sievers (FS), Member
 Lance Spallholz (LS), Member
 Joe Dannible

Tom Peterson, Attorney
 Gary Putman, Mayor
 Arnis Zilgme
 Cindy Sabia
 Wayne Beal
 Ed Anchor

The Village of Round Lake Planning Board held its meeting on Wednesday, April 12th 2023 at 6:03pm in the Round Lake Community Room with Chairman, Peter Sheridan presiding and all members present with the exception of Ben Rotandi.

Topic: Griffins Ridge Lot Line Adjustment

It was determined by the board that this lot line adjustment resulted in equal amounts of square footage for both lots 67 and 69. The Board had no issues with the lot line adjustment, as well as no public objections.

LS moved a resolution approving the proposed lot line adjustment
 PS Second

Vote: Lesar- Abstain; Sievers-Yes; Sheridan-Yes; Rotondi-absent; Spallholz-Yes
 Resolution enacted.

Topic: 2131 Rt 9 Subdivision

There have been no suggested changes from the County Zoning and Planning Boards regarding this project. Concern was expressed regarding water issues. There are no known issues with the existing well per PS and the Applicant. If there are water issues in the future, the Applicant would not object to connecting to a new well.

The Applicant does not intend to resell this property upon approval. The Applicant does not intend to subdivide this property in the future. Beavers have become an issue with developing most of this property, however, there are no issues with DEC.

Tom Peterson stated that the County was put on notice of the Public Hearing and there was no response. Therefore, if the board feels inclined, they could approve this project on the basis that no response from the county means there are no objections and therefore is formally approved.

FS moved a resolution to approve subdivision for Baltic Motel consistent with the villages PDD
 LS Second

Vote: Lesar- Yes; Sievers-Yes; Sheridan-Yes; Rotondi-absent; Spallholz-Yes
 Resolution enacted.

Topic: The Mill

Joe Dannible of Environmental Design and Ed Anchor of Phinney Design Group presented on behalf of the Applicant, Connie Lake Properties. The Applicant proposes to renovate an existing wood frame covered patio and bar in order to construct a 4,300± sf building addition with minor alterations to existing sewer, water and drainage utilities, and associated parking and driving surfaces. Water service will be provided by a tie-in to the municipal water, and sewer service is provided by the Saratoga County Sewer District.

The Applicant has provided the following documentation to the Board:

- Short Form Environmental Assessment Form
- NYS OPRHP Review Letter
- Drawing Set EDP attached dated April 4, 2023.
- General Project & Engineer's Narrative by EDP previously submitted dated October 2022 Drawing Set previously submitted by PDG attached dated August 2, 2022.

The Applicant stated that 1 parking space is required for every 3 seats; therefore they are currently in range and this does not include the additional offsite parking which is situated in the Town of Clifton Park.

Water is going to be extended from the village 1600ft North on Rt 9 and would need appropriately sized mains. Currently it is 6 inch, and they would like to extend it to an 8 inch. The Applicant stated that the engineering review letter will provide more information and they will provide amendments based on this letter's findings.

Upon the conclusion of this presentation PS expressed the following concerns:

1. Is part of the building being ripped down or is it be reconstructed. Ed Anchor answered that it will be renovated and rebuilt.
2. A 2nd Permit for water is mentioned in the site plan in drawing #6. Joe Dannible explained that they wish to have this considered as 1 project in effort to expedite but understood that from a SEQRA standpoint this may not be possible.
3. Is this a banquet hall, and would it be used when events were not happening. Wayne Beal stated it would be a second restaurant and be open during regular business hours.

LS discussed water requirements in depth. He had concerns over the additional seating calculations as it related to the water consumption and maximum daily flow requirement per seat. LS stated the max daily flow is not accurate based on the water flow requirement. Joe Dannible stated that they are willing to work with the town's engineering to make sure this meets required DEC standards.

TP stated that the plans indicate the village pipe may be 6 inch pipe out of Griffins Ridge, and flow test would need to be completed to ensure the flow levels are appropriate prior to deeming this application complete. PS can provide a map of the piping system to the Applicant. The Applicant will contact John Stevenson to set up necessary flow tests.

LS asked if there will be ground disturbance in order to expand into the new parking area. There will be ground disturbance to add additional parking however, this will be under 1 acre.

The board discussed with the Applicant the intent for stormwater retainers. The current pond on site is listed as a stormwater retention pond however it is never drained therefore cannot be considered a retention pond. The Applicant stated they will provide a storm water plan that DEC will be able to sign off on. They are working within strict regulations from the DEC, the Village, as well as the Town and if additional water treatment is needed they will add it.

LS asked what would happen in the event that the current sewage pump fails. Joe Dannible explained there is an alarm that sounds to the owner. Currently there is a pump in place and they do not run continually. Wayne Beal stated in 12 years this alarm has gone off 1-2 times. FS asked who owns the sewage system, and Joe Dannible responded that there is clear ownership however it needs to be looked up.

It was discussed that the additional parking will require a special use permit from the town of Clifton Park. The Applicant has not yet heard back from the Town of Clifton Park regarding this. PS wanted to ensure that parking along Rt. 9 will not be permitted. Wayne Beal assured this will not be an issue with the additional parking. The established number is 1 parking space for every 2.85 seats; 139 spaces for 399 seats. Wayne Beal currently leases a lot used for parking and informed the board they could potentially be under contract to purchase this property within 45 days.

The Applicant and PS have received a letter from the village engineer of what information he is looking for.

The board determined they were not given enough time to review this in depth enough to deem the application complete. It was determined the following information would need to be provided to the board or their consideration at the next meeting:

- Viable plan for water which is dependent upon a flow test as well as information for potential ground disturbance for the total project
- Special Use permit granted from the Town of Clifton Park for parking
- Detailed information regarding storm water plans specifically run off, including a sign off from the village engineer
- Detailed information regarding accurate seating numbers

Application is tabled until meeting on 05/10/2023

Topic: Amendments to Procedure for Receiving Subdivision Applications document

The board discussed this draft document and it was determined the following changes would be made:

- Step #2 be amended from: "Planning Board chair may review for obvious deficiencies and inform Applicant as a courtesy and discuss with the Applicant at an informal meeting."

To: “The code enforcement officer may review for obvious deficiencies and inform the Applicant as a courtesy and discuss with the Applicant at an informal meeting. Minutes of the meeting shall be taken, including a list of issues discussed, and those minutes will be forwarded to members of the Planning Board before the next scheduled planning board meeting.”

- #3 be rewritten to include additional determinations for declaring SEQRA as well as determining whether or not the Environmental Assessment Form is needed

The Board discussed the SEQRA process and determinations for the Lead Agency. Also, which is needed for a Short Form and a Long Form specifically which form is asked for during projects and how this relates to the Mill project. FS stated this project does not meet the requirement for the Long Form.

TP and FS will amend document and this will be revisited at the next meeting on 05/10/2023

Topic: General Discussion

LS asked if PS will be sending to the Mill a request for a SEQRA long form. If the village engineer requests, then yes.

LS questioned what the next steps of the Mill project would be if the application is approved. TP explained: Upon the potential approval of the Applicant, then the village puts everyone on notice, including the county planning board, to declare itself lead agency in this project. The county has 30 days to respond to this. There will be another meeting held which schedules a public hearing.

Topic: Draft Meeting Minutes 03/08/2023

LS Motioned to approve previous meeting minutes with the condition Lance Spallholz's last name is spelled correctly

FS Second

Vote: Lesar- Yes; Sievers-Yes; Sheridan-Yes; Rotondi-absent; Spallholz-Yes
Resolution enacted.

PS Motion to adjourn at 7:49pm