

VILLAGE OF ROUND LAKE
PLANNING BOARD

Peter Sheridan, Chair
Alexandria Cestaro, Recording Secretary
Marybeth Murphy, Member
Fred Sievers, Member
Lance Spallholz, Member
Tim Lesar, Member

Gary Putnam - Mayor
Tom Peterson - Attorney

MINUTES - Meeting 10/14/20

Peter Sheridan called the meeting to order at 1900.

Public Hearing Topic: The Access Road Between Griffin's Ridge and Round Lake Village

The lots around the Griffin's Ridge access point were surveyed last week by Belmonte Builders because of the changes to the lot arrangement that was previously approved by the planning board. They discovered and notified Peter Sheridan that the light post and part of the gate are actually on private property. P. Sheridan believes this is because the road is not in the correct place. Although the roads and pathways had been dedicated to the Village, the items were constructed before the revised subdivision. Belmonte Builders will be responsible for addressing this. No actions will be taken until the contractor provides the Village with a proposal. As-Built drawings will need to be provided in the future.

A new building permit was issued for the curtain drain. It now specifically identifies the lot number on which the work is being done.

The Village put two new culverts underneath Washington Avenue coming down from the Northway. The drainage seems to be working well.

Public Hearing Topic: Victorian Landing Issues Associated with Park Land Retention Wall

Amedore only has two foundations left to put in and the builder expects to be done before Christmas. This may be very optimistic, but there are certain issues that need to be addressed before the property is turned over to the HOA (when 100% of the units are built). In preparation for project conclusion, Amedore is doing a planting inventory. There is a lot missing. Also, the retention wall removal caused by the change from multi-tier to single tier around the park land was never approved by the Village. Vegetation is not growing in this retention area because it is too steep. This has caused significant flooding and sand movement into the properties below Victoria's Landing. There are also dead trees above the retention wall. Amedore is refusing to address either issue, claiming these are now Round Lake Village owned lands. Review of the tax maps show that land was not a part of the lands that were given to the Village in the quick-claim deed. Proof needs to be provided to Amedore to move forward with the repairs.

A "punch list" is recommended to incorporate several of the items that appear to not have been done according to the project plans. This includes drainage and vegetation requirements. P. Sheridan agreed to work with the members of the HOA to create the checklist. One way to hold Amedore accountable for the quality of tree plantings and the condition of the drainage is to hold the certificate of completion until those items have been verified.

The Village has the same rights as an HOA member and can attend HOA meetings. Amedore is currently refusing to hold any additional meetings until the HOA responsibility is turned over. The Village can coordinate and lend expertise, but cannot provide money to help take down the dead trees on private property.

Additional concerns were brought up throughout the meeting regarding the positioning and completion of a six-foot chain link fence. P. Sheridan was asked to approach Amedore about its status.

The public hearing concluded at 2013.

Additional Administration:

Previous meeting minutes were discussed:

1. 9/11/19 - F. Sievers motioned for acceptance, L. Spallholz seconded. Unanimous approval.
2. 11/13/19 - The board needs to locate meeting notes to convert to draft minutes.
3. 12/11/19 - The board needs to locate meeting notes to convert to draft minutes.
4. 2/12/20 - F. Sievers motioned for acceptance, L. Spallholz seconded. Unanimous approval.
5. 3/11/20 - F. Sievers motioned for acceptance, L. Spallholz seconded. Unanimous approval.
6. There were no meetings in April, May, June, August, or September of 2020.
7. 7/15/20 - A. Cestaro needs to convert the session's video recording to draft minutes.

In the past, site control (not necessarily ownership) has been enough to bring a proposal to the planning board. Next month's meeting on 11/11/20 will be about Morris Rd. Residential Subdivision.

M. Murphy will be unavailable beginning January 2021.

Village Rules for regulating short term rentals such as Air BnBs needs to be revised.

Meeting Adjourned at 2045.