

VILLAGE OF ROUND LAKE PLANNING BOARD

MINUTES: 03/08/2023

Cody Simpson (CS) Recording Secretary
Peter Sheridan (PS), Chair
Tim Lesar (TL), Member
Fred Sievers (FS), Member
Ben Rotondi (BR), Member
Lance Spallholtz (LS), Member

Tom Peterson, Attorney
Gary Putman, Mayor
Arnis Zilgme
Cindy Sabia
Peter Belmonte

The Village of Round Lake Planning Board held its meeting on Wednesday, March 8th 2023 at 6:03pm in the Round Lake Community Room with Chairman, Peter Sheridan presiding and all members present.

Topic: The Mill Expansion Banquet Hall

The Board has been provided with the document “General Project & Engineers Narrative” The Mill on Round Lake. The representatives from The Mill were not present to review document.

Topic: 2131 Route 9 Subdivision

A public hearing on the application is scheduled for April 12th and a vote may be taken at that meeting or thereafter. It was recognized that the application on file for this subdivision is, in fact, for rezoning. TP suggested that the application on file should be revised accordingly. Applicant, through its attorney Mr. Zilgme, agreed to revise the document and resubmit.

Topic: Griffins Ridge Lot Line Adjustment

A public hearing on the application is scheduled for April 12th. The board determined that this is a Type II SEQRA Project and no SEQRA document is required.

FS Moved that the application is a Type II project under SEQRA.

Second by PS

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

Peter Sheridan read the proposed Public Hearing notice for April 12th 2023:

“Public notice is hereby given that the Round Lake Planning Board will hold a public hearing to review lot line adjustment of tax map 250.50-1-51, and 250.50-1-50. The hearing will be held April 12th 2023 at 6pm in the community room at Round Lake Village Hall 29 Burlington Avenue which at this time the hearing of all persons desiring to be heard will be heard.”

TP proposed adding “lots 67 and 69” to the notice for clarity.

Topic: 2131 Route 9 Subdivision

It was identified that this property is not in the historic district.

LS stated that the Mill proposal would potentially bring a water line across this property and he verbally confirmed that Mr. Zilgme is aware of this; Mr. Zilgme stated that he is not concerned.

Mr. Zilgme reiterated they would not object to the Mill project being put in place strictly because of the water.

TP does not identify anything missing in the Application. He stated that the county has been put on notice of this project.

LS Moved that the Short Environmental Form for 2131 Route 9 Subdivision be accepted.
Seconded by BR.

Vote: Lesar-Yes; Sievers-Yes; Sheridan-Yes; Rotondi-Yes; Spallholtz-Yes
Resolution enacted unanimously.

BR Moved that the 2131 Route 9 Subdivision be deemed complete upon receipt of revised documents from Mr. Zilgme.

FS Seconds

Vote: Lesar-Yes; Sievers-Yes; Sheridan-Yes; Rotondi-Yes; Spallholtz-Yes
Resolution enacted unanimously.

TP noted that the Village Clerk will be sending their notice of public hearing to the newspaper, as well as notifying by letter the persons who own the properties adjacent to each of these two projects. Additionally, the complete applications will be electronically scanned and sent to the County Planning Board, together with the Town of Malta.

Additional Business

It has been identified by member LS that in January 2023 the Mill was given a 62 day deadline to provide necessary documentation in order for the board to move forward with the consideration of its proposed project.

LS moves that the Mills application be terminated due to the absence of a representative for Mill this evening in light of the limit for action of April 1st, 2023.

TP offers an alternative motion to deny the application without prejudice to renew.

LS withdrawn his initial motion based on TP suggestions.

LS moves to reject current application without prejudice to reapply.

LS reminds the board of a similar case involving Victorian Landing.

The board deliberates.

LS motions to deny current application for the Mill Expansion without prejudice to reapply due to:

- failure to appear at the last 2 meetings
- the established deadline is approaching and will not be met

- major issues still outstanding

PS Seconds

Vote: Lesar-Yes; Sievers-Yes; Sheridan-Yes; Rotondi-Yes; Spallholtz-Yes
Resolution enacted unanimously.

PS informs that the Mill has purchased additional property and speculates the owner may revise the application to include this additional property, which may be used to include adequate parking.

Meeting is adjourned by PS 6:37pm